



Albert Street, Melton Mowbray

£199,950



This charming period property is on the quiet and well-established Albert Street, on the desirable south side of Melton Mowbray, within easy walking distance of the town centre.

The welcoming entrance hall opens into the generous, open-plan living and dining room, created by thoughtfully combining the original reception rooms. This light and airy area boasts an original fireplace in the living room and a bay window that floods the space with natural light. A well-equipped kitchen completes the ground floor accommodation. Accessed from the kitchen is a lean-to, while a separate garden room, accessible externally, provides versatile additional space.

The first-floor landing leads to three bedrooms. Bedrooms one and two are well-proportioned double rooms situated at the front of the house, while bedroom three, overlooking the rear garden, offers a peaceful retreat. The family bathroom, currently featuring a shower over the corner bath, presents an excellent opportunity for personalisation.

Externally, the property enjoys a delightful garden combining paved areas and established beds, with ample space for al fresco dining.

An internal viewing will not disappoint.





# Albert Street, Melton Mowbray



Total area: approx. 111.5 sq. metres (1199.9 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements