



Albert Street, Melton Mowbray

£219,950





A period delight; teeming with originality, including fireplaces, doors, architraves and coving. This three bedroomed home is situated within an established residential area to the south side of town within walking distance of the town centre.

Located on the quiet Albert Street, this period home offers more than meets the eye, boasting c. 1,100 square feet of accommodation. There are two reception rooms to the ground floor both with excellent ceiling height and period feature fireplaces. The kitchen is well-equipped and offers a breakfast bar and comfortable dining space for a table of four.

To the first floor there are three bedrooms, bedroom one benefits from two sets of built in storage, bedrooms two and three are also double in size.

The shower room is a modern suite and is well-equipped with a shower cubicle, full vanity sink and cupboard and WC.

Externally, the property offers a good-sized rear garden with two seating areas and a lawned area. There is also an outhouse for storage.

The vendors have very much enjoyed being within a quiet and relaxing location to the south of town, convenient for the train station and amenities of the town centre.

Tenure: Freehold

All mains' services

Council Tax Band: B

EPC Rating: D





Living Room: 4.13m x 3.50m (13'7" x 11'6")

Dining Room: 4.24m x 3.50m (13'11" x 11'6")

Kitchen/Breakfast Room: 4.55m x 2.86m (14'11" x 9'5")

Store Room: 2.33m x 1.98m (7'8" x 6'6")

Bedroom One: 3.74m x 4.52m (12'3" x 14'10")

Bedroom Two: 4.20m x 2.66m (13'9" x 8'9")

Shower Room: 1.83m x 1.85m (6' x 6'1")

Bedroom Three: 2.62m x 2.89m (8'7" x 9'6")





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Total area: approx. 104.4 sq. metres (1124.1 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.



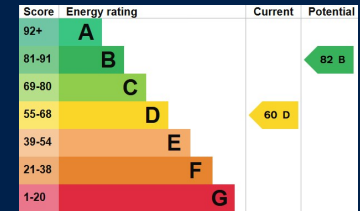
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & 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/Stamford railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).



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