



Newport Avenue, Melton Mowbray
£425,000



SPREY
PROPERTY

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An extended detached family home with circa 2,000 square feet of accommodation, offering four bedrooms and a versatile loft space. Externally the property benefits from a sizeable rear garden, single garage driveway parking for three cars.

This imposing family home offers great proportions, to the ground floor there are four reception rooms, a kitchen with access to the sizeable utility room and downstairs WC. To the first floor there are four bedrooms, three of which are good sized double rooms, and the principle benefitting from an en-suite bathroom. From the principle room access is gained to the loft room; a versatile space benefitting from socketing and numerous cupboards which have been boarded out for storage. A great space, on the second floor, which has potential for use as a home office, bedroom space or hobby room.

There is also a shower room providing a modern walk-in shower, vanity sink and WC.

Externally, the property benefits from a sizeable rear garden with numerous seating areas and a range of established border plants and shrubs, plus a vegetable patch. There is also a summerhouse/shed. The property benefits from driveway parking for several vehicles and also a single garage.

All mains' services

Tenure: Freehold

Council Tax Band: E (Melton Borough Council)

EPC Rating To Follow.





Porch

Entrance Hallway

Living Room: 3.54m x 3.54m (11'7" x 11'7")

Dining Room: 3.53m x 3.54m (11'7" x 11'7")

Garden Room: 3.41m x 3.54m (11'2" x 11'7")

Snug: 2.44m x 3.13m (8' x 10'3")

Kitchen/Breakfast Room: 4.23m x 3.34m (13'10" x 11')

Utility: 2.35m x 2.36m (7'9" x 7'9")

WC

Landing

Bedroom One: 3.89m x 3.47m (12'9" x 11'5")







En-suite: 1.70m x 3.47m (5'7" x 11'5")

Bedroom Two: 3.49m x 3.54m (11'6" x 11'7")

Bedroom Three: 2.40m x 3.54m (7'10" x 11'7")

Bedroom Four: 1.95m x 1.97m (6'5" x 6'6")

Shower Room: 2.03m x 2.00m (6'8" x 6'7")

Loft Room: 5.87m x 5.78m (19'3" x 18'11")

Garage: 5.86m x 3.50m (19'3" x 11'6")

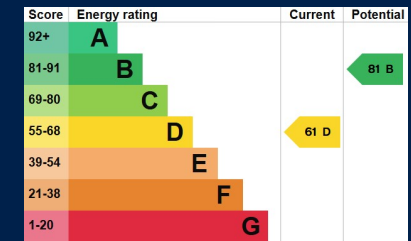




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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham &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



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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