



Crofton G, Plot 003, Melton Manor

£275,000





A light living/dining room forms the heart of the home, while the contemporary fitted kitchen/breakfast room is perfect for relaxed mealtimes.

A spacious double bedroom, a further bedroom and a family bathroom are located on the first floor. Upstairs, the second-floor master suite features high galleried ceilings, an ensuite shower room and dressing area.

This property has served as a viewing home, and as such, the downstairs furniture is included in the sale price.

KITCHEN 11' 4" x 8' 11" (3.45m x 2.72m)

LOUNGE/DINER 15' 7" x 12' 2" (4.75m x 3.71m)

BEDROOM TWO 15' 9" x 11' 1" (4.8m x 3.38m)

BEDROOM THREE 9' 7" x 8' 6" (2.92m x 2.59m)

BEDROOM ONE 20' 4" x 16' 7" (6.2m x 5.05m)

Tenure: Freehold

Council tax band: TBC

All Mains Services Connected

Estate management fee: £217.87







# Melton Spinney Road, Melton Mowbray



Ground Floor



First Floor



Second Floor

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**Osprey Oundle**  
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**Osprey Melton**  
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Leicestershire, LE13 1AE  
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melton@osprey-property.co.uk

Take a walk into the centre of this quintessential market town and enjoy a laid back brunch with the family or a coffee and a catch up with friends. Melton Mowbray is truly a place to enjoy with loved ones, from exploring the great outdoors and idyllic Leicestershire countryside to unearthing the rich heritage and history that can be found here.

Melton Country Park is perfect for walking and exploring the local area and Twinlakes Theme Park is a wonderful day. Melton Mowbray Golf Club and Eye Kettleby Lakes are nearby. Melton Manor offers stress free links to Leicester and Nottingham. Melton Mowbray train station is less than 2 miles away and provides regular services.



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