



Wyfordby Close, Melton Mowbray
£235,000





A delightfully extended three-bedroom semi-detached home, located on a quiet cul-de-sac on the South side of Melton Mowbray, offering low maintenance front and rear gardens, a driveway for several vehicles, garage/workshop area, conservatory, free-standing sheds and a summerhouse.

The interior of this home is wonderfully spacious and boasts a wealth of built-in storage. A front lobby provides a subtle transition from the outside world before entering the living room. This room is bathed in natural light thanks to a bay window, a recent addition by the current owners. Sliding doors lead into the brick-built conservatory, where natural light continues to be a prominent feature. The kitchen, accessible from both the dining room and conservatory, offers a range of base and wall units. A rear lobby provides further potential and leads to a downstairs WC, completing the ground floor accommodation.

Upstairs, the landing provides access to the three bedrooms. The family bathroom, featuring a corner shower, is located directly ahead. Bedroom two, a generously sized double with built-in storage, is situated at the rear. The principal bedroom and bedroom three are at the front of the house, and both benefit from excellent storage solutions.

This property is a true gem, a much-loved family home offering ample space both inside and out. Internal viewing is highly recommended.

TENURE: Freehold
EPC: D
COUNCIL TAX: B
All Mains Connected





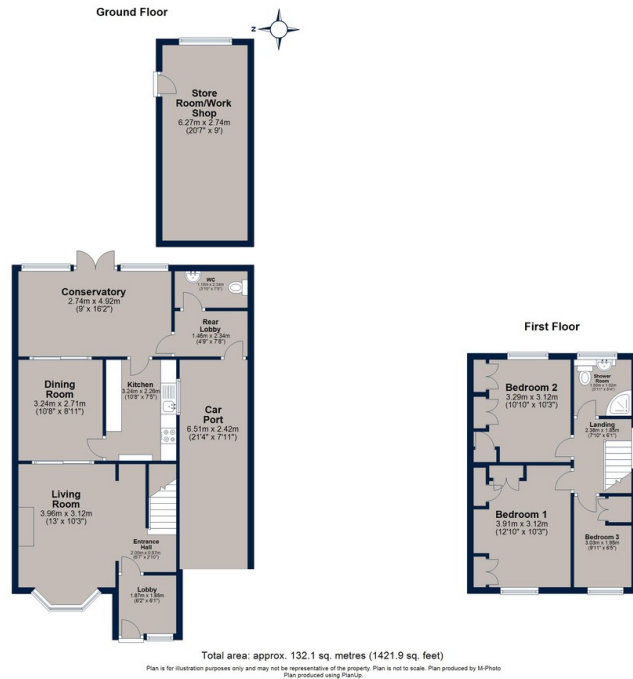
DIMENSIONS

Lobby: 1.87m x 1.85m (6'2" x 6'1")
Entrance Hall: 2.00m x 0.87m (6'7" x 2'10")
Living Room: 3.96m x 3.12m (13' x 10'3")
Dining Room: 3.24m x 2.71m (10'8" x 8'11")
Kitchen: 3.24m x 2.26m (10'8" x 7'5")
Conservatory: 2.74m x 4.92m (9' x 16'2")
WC: 1.18m x 2.34m (3'10" x 7'8")
Rear Lobby: 1.46m x 2.34m (4'9" x 7'8")
Landing: 2.38m x 1.85m (7'10" x 6'1")
Bedroom One: 3.91m x 3.12m (12'10" x 10'3")
Bedroom Two: 3.29m x 3.12m (10'10" x 10'3")
Bedroom Three: 3.03m x 1.95m (9'11" x 6'5")
Shower Room: 1.80m x 1.92m (5'11" x 6'4")
Workshop: 6.27m x 2.74m (20'7" x 9')





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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).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Osprey Oakham
 4 Burley Road
 Oakham
 Rutland LE15 6DH
 01572 756675
 oakham@osprey-property.co.uk

Osprey Stamford
 7 Red Lion Street
 Stamford
 Lincolnshire, PE9 1PA
 01780 769269
 stamford@osprey-property.co.uk

Osprey Oundle
 6 Crown Court
 Market Place
 Oundle, PE8 4BQ
 01832 272225
 oundle@osprey-property.co.uk

Osprey Melton
 8 Burton Road
 Melton
 Leicestershire, LE13 1AE
 01664 778170
 melton@osprey-property.co.uk



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