



Browning Close, Melton Mowbray

£255,000





A well-presented three bedroomed semi-detached home located within a quiet cul-de-sac to the northern side of Melton Mowbray, within walking distance of the town centre, schooling and Melton Country Park.

Externally the property benefits from a garden/hobbies room with power, electric heating and lighting, fully enclosed rear garden, driveway parking and a car port.

This neutrally decorated home has been renovated by the current vendors over the years - the most recent addition being a front porch, ideal storage for coats and shoes. The living room enjoys a south facing aspect to the front of the property and is naturally light. The kitchen/dining room has been enjoyed by the current vendors as a great social space for gatherings and entertaining. This leads to the utility room possessing space for washing machine and tumble dryer, plus a WC and pedestal sink.

To the first floor there are three bedrooms and a family bathroom. Bedroom one houses a king-sized bed and a good-sized wardrobe, bedroom two can comfortably house a double bed too and bedroom three is a single room.

Externally the vendors have landscaped the garden, fit with a raised decked area, patio and lawned area too. The garden benefits from new timber panel fences. To the front of the property there is parking for several vehicles and a car port. The garage has been converted; from the rear garden access is provided to the garden room and there is storage to the front.





The current vendors have really enjoyed their home, it has grown with them and their family; great for social gatherings and its position within a quiet and friendly neighbourhood, within easy reach of the town's amenities.

Tenure: Freehold
All mains' services
Council Tax Band: C
EPC Rating: C





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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 | 70 C | |
| 55-68 | 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