



Sandy Lane, Melton Mowbray
Offers Over £390,000



SPREY
PROPERTY

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A rare opportunity - properties such as this are a rare find on the market on Sandy Lane. A five bedroomed semi-detached 1930s bay-fronted property with a floorplan of c. 1600 square feet.

This family home has served the current vendors extremely well for c. 20 years, boasting extensive reception dimensions and offering five bedrooms. To the ground floor the property is comprised of a front sitting room with gas fire, a further front room which could be utilised as a study, snug or playroom. The current vendors extended to the rear in 2010 to create an open plan kitchen/living/dining space with Velux windows and bi-folding doors to the rear garden, bringing the outside in. A bright and spacious space for entertaining and family gatherings. The floor in the extension has underfloor heating, a warm and cosy bonus.

Further to the ground floor there is a guest WC utility room with sink and space for appliances. The utility houses the newly fitted boiler, of 2025. Access from the utility is provided to the car port, garage and garden.

To the first floor, the property offers five bedrooms, bedrooms one to four are good-sized double rooms and bedroom five fit for a single bed or study purposes. The family bathroom suite is modern and neutrally decorated.

Externally, the property benefits from a fully enclosed private rear garden with a well-proportioned patio and generous lawned area, garage, a covered and secure car port and off-road parking for several vehicles.





One not to be missed - contact the office today for your viewing.

All mains' services
Tenure: Freehold
Council Tax Band: D
EPC Rating: C
No Onward Chain





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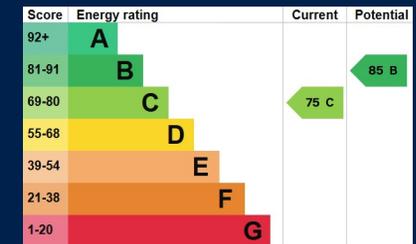
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & 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/Standed 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