



Asking Price £210,000 | Freehold  
Eagles Drive, Melton Mowbray, LE13 0BA





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- 2 Bedrooms
  - Fully Refurbished
  - Close to local amenities
  - Spacious Driveway
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Recently renovated throughout, this stylish semi-detached bungalow on Eagles Drive offers beautifully presented single-storey living in a quiet and sought-after area of Melton Mowbray.

Finished to a high standard, the property features a bright and spacious open-plan living area with contemporary décor, modern flooring, and a feature fireplace, creating a warm and welcoming atmosphere.

The accommodation includes two well-proportioned bedrooms, a modern shower room, and a fitted kitchen area seamlessly incorporated into the open-plan layout, ideal for modern living and entertaining.

Externally, the property benefits from a generous gravelled frontage providing ample off-road parking, along with gated side access and low-maintenance outdoor space.

Situated in the popular market town of Melton Mowbray, the property is perfectly placed to enjoy everything the area has to offer.









Renowned for its traditional market town charm, Melton Mowbray offers an excellent range of independent shops, cafés, restaurants, supermarkets, and leisure facilities, along with highly regarded schools and convenient transport links to Leicester, Nottingham, and surrounding villages.

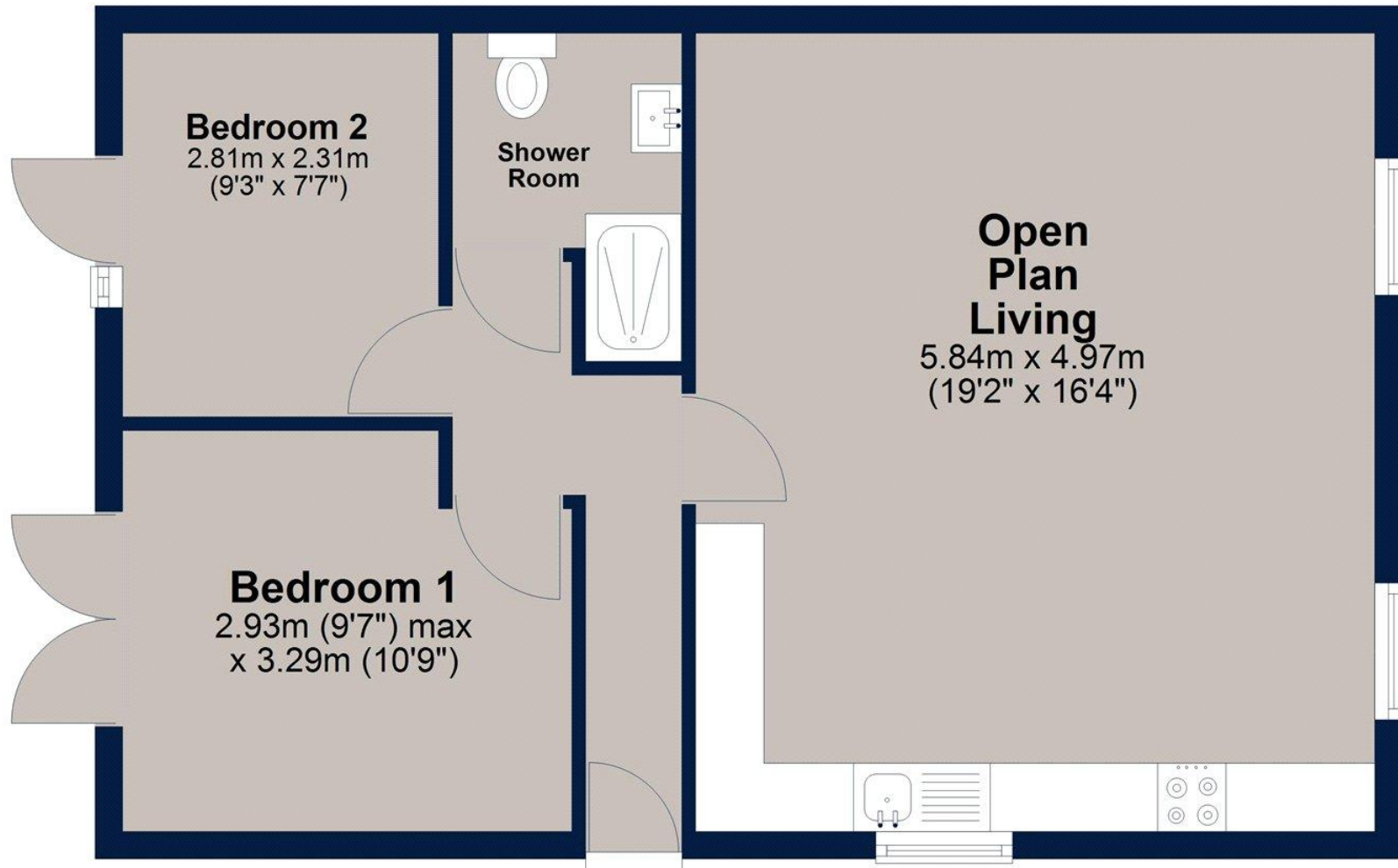
Famous for its rich food heritage, including the iconic Melton Mowbray pork pie and Stilton cheese, the town hosts regular markets and community events that create a vibrant and welcoming atmosphere.

Surrounded by attractive Leicestershire countryside, Melton also offers plenty of opportunities for walking, cycling, and outdoor pursuits, making it a fantastic place to call home.



# Ground Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



**Total area: approx. 53.5 sq. metres (576.0 sq. feet)**

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Plan produced using PlanUp.

## Key Information

Local Authority - Melton Borough Council

Council Tax Band - B

Tenure - Freehold

EPC Rating - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Osprey Melton Mowbray Sales

8A Burton Street, Melton Mowbray

Leicestershire

LE13 1AE

T: **01664 778170**

[melton@osprey-property.co.uk](mailto:melton@osprey-property.co.uk)

[osprey-property.co.uk](https://osprey-property.co.uk)



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