



Bramley Close, Melton Mowbray

£280,000



Three bedroomed semi-detached family home with modern and well-balanced accommodation, located to the north of Melton Mowbray situated within a cul-de-sac location.

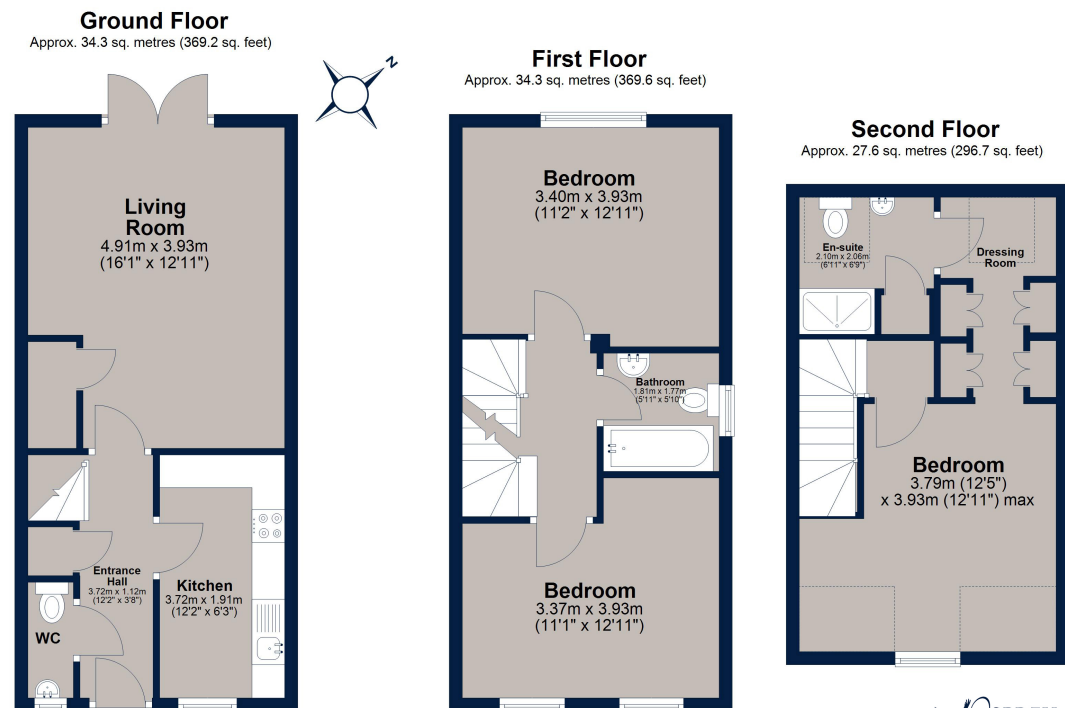
The accommodation comprises in brief: entrance hallway, kitchen, lounge/diner, three bedrooms with principle suite to the second floor benefitting from en-suite shower room and dressing area, family bathroom, tandem length driveway and fully-enclosed rear garden.

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





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Total area: approx. 96.2 sq. metres (1035.6 sq. feet)

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

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



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/Stamford 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		89 B
69-80	C	78 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