



Edendale Road, Melton Mowbray
Offers In Excess Of £220,000





This three-bedroom semi-detached house sits on the south-westerly fringes of Melton Mowbray. Built to traditional construction, it offers a bright, airy kitchen-diner with sliding doors to the garden, a principal bedroom that spans the full width of the property and a longer-than-average single garage. Leased roof-mounted solar panels help cut electricity costs, while recently installed uPVC windows and a composite front door improve energy efficiency and security.

A well-proportioned lobby leads into the entrance hall. The main reception room is generous in size, featuring statement décor, an electric fire and double doors through to the kitchen. The front picture window ensures excellent natural light. Across the rear, the kitchen-diner runs the width of the house; a freestanding island provides extra cabinetry and doubles as a breakfast bar, and sliding doors open to a landscaped, low-maintenance garden.

Upstairs, all rooms are reached from a spacious central landing. The large front bedroom comfortably accommodates wardrobes and storage, while a second double sits at the rear. A third bedroom at the front works equally well as a nursery or home office. A modern three-piece bathroom completes the first-floor accommodation.

Well connected to local amenities and commuter routes, this is a practical family home with worthwhile energy-saving upgrades. Viewing is highly recommended. EPC to follow.





DIMENSIONS

LOBBY: 1.55 m × 1.39 m (5'1" × 4'7")

ENTRANCE HALL:

LIVING ROOM: 3.84 m × 3.14 m (12'7" × 10'4")

KITCHEN / DINER: 3.41 m × 4.08 m (11'2" × 13'5")

BEDROOM 1: 2.49 m × 4.08 m max (8'2" × 13'5")

BEDROOM 2: 2.70 m × 2.43 m (8'10" × 8'0")

BEDROOM 3: 2.70 m × 1.45 m (8'10" × 4'9")

BATHROOM: 1.96 m × 1.51 m (6'5" × 4'11")

GARAGE (DETACHED): 5.43 m × 2.41 m (17'10" × 7'11")





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This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

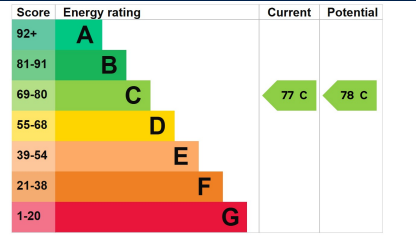
Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

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

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).



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