



Asking Price £350,000 | Freehold
Alderman Road, Melton Mowbray LE13 0XG





Alderman Road, Melton Mowbray LE13 0XG

- Larger plot size
 - Private cul-de-sac location
 - Off-road parking for up to four cars
 - High specification accommodation
 - Dedicated green space to front aspect
 - Fibre broadband to premises plus ethernet ports to some rooms
 - Edge of Melton Mowbray
 - Great road links to Leicester
-

An exciting opportunity - positioned on one of the larger plots on the estate, this detached family offers high specification, energy efficient accommodation and is situated on the edge of Melton Mowbray within a quiet cul-de-sac location, with a dedicated green space to the front.

This naturally light home offers in brief; open plan kitchen/dining room, living room, separate utility room, downstairs WC, three bedrooms (two of which are good-sized double rooms, and bedroom three currently dressed as a home office), en-suite to bedroom one and family bathroom. Externally, the property benefits from having the largest garden on the development, off-road parking for up to four cars (shared driveway and allocated space) and a single garage with door access from the garden. The property fronts onto a dedicated green space.

The open plan kitchen/diner has been upgraded with appliances to comprise double oven with integrated 1000W microwave, induction hob, dishwasher and fridge freezer.

An excellent space to be able to engage in culinary endeavours and entertain simultaneously - the living space offers French doors to the garden and considerable wall space - the current owners currently utilise this with a 55" TV.









The living room is naturally light with three windows enjoying views of the dedicated green space to the front.

There are plugs with USB ports to the living room, kitchen, master bedroom and bedroom three.

Benefitting from fibre to the premises provided by either Virgin or BT Internet, there are also ethernet ports in the living room, kitchen/diner and main bedroom.

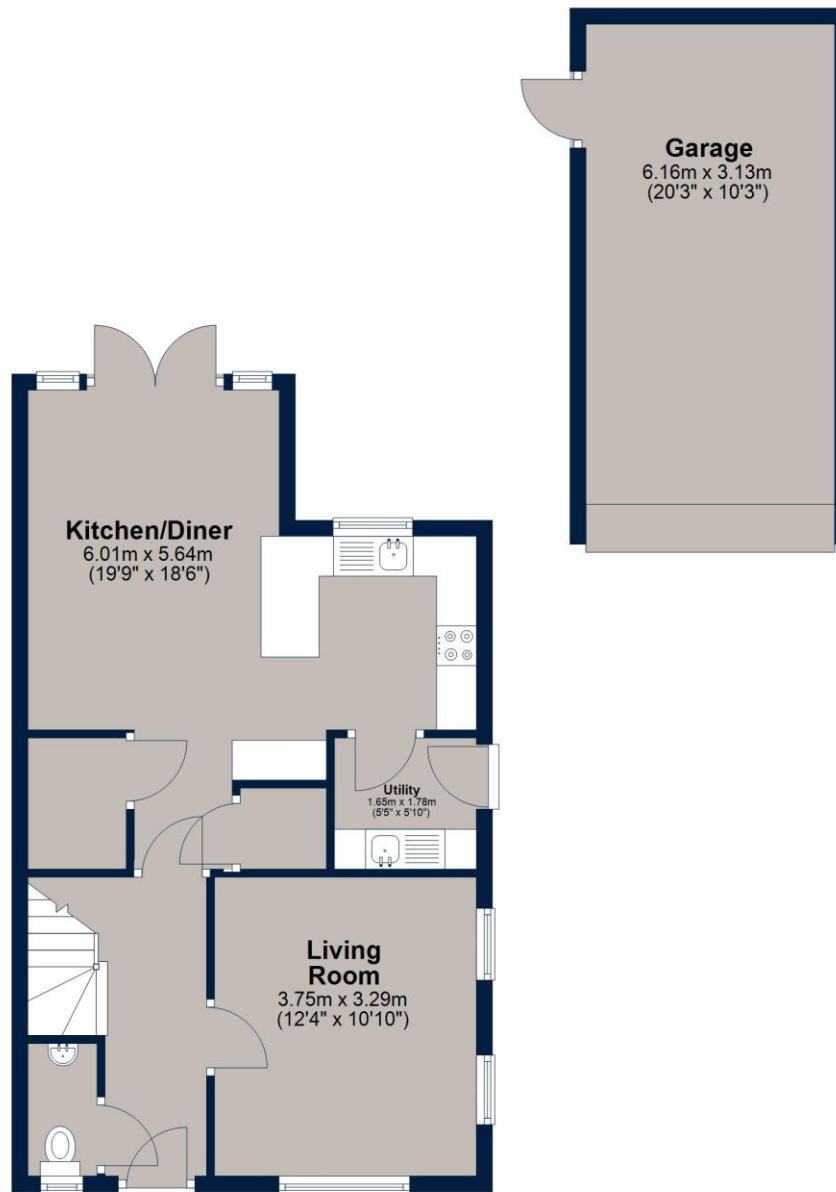
The separate utility room offers access to the side of the property and housing the combination boiler and plumbing for a washing machine.

To the first floor, there are three bedrooms - bedroom one benefitting from an en-suite shower room upgraded with extra tiling, a thermostatically controlled Mira shower, heated towel rail, pedestal sink and WC. There is a considerable enclave which offers potential for the addition of built-in storage if desired.



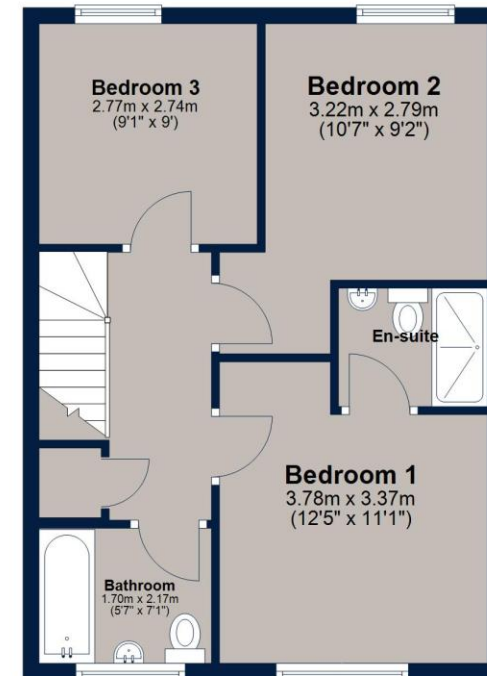
Ground Floor

Approx. 70.3 sq. metres (756.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 115.6 sq. metres (1243.9 sq. feet)

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.

Key Information

Local Authority: Melton Borough Council

Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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**

osprey-property.co.uk



Mortgage Scout* are experts at seeking out the best way to buy the home of your dreams. They've been matching buyers with money saving mortgages since 2003. Combining attention to detail with industry knowledge, they'll track down the mortgage deal that works for you.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.