



Grange Drive, Melton Mowbray  
Offers Over £250,000





An extensively renovated, ready to move into three bedroomed semi-detached home, with well-proportioned living spaces, situated within a popular area on the south side of town.

Entrance via the front door into a convenient lobby space, offering ample space for storage of coats and shoes - all enclosed by double doors leading to the hallway. To the ground floor the property is largely open plan, and is abundant with natural light. All rooms have been re-floored with either soft carpets or high specification vinyl.

The kitchen has been designed by a local purveyor and offers a handy breakfast bar, a natural gathering point or a functional space to work from home with socketing to its left hand side. There are extensive storage solutions within the kitchen space - two cupboards with pull out storage units and further storage under the breakfast bar. There is an induction hob, integrated dishwasher, washing machine and space for a large fridge freezer. The living room and dining area are naturally light and spacious, possessing a natural flow.

The conservatory is a fantastic additional reception space of generous proportion, with French doors leading to the patio and rear garden.

To the first floor there are three bedrooms, bedrooms one and two are double in size, with the latter offering excellent views to the rear aspect. The current owners have renovated the bathroom to a high specification, benefitting from a semi-recessed vanity unit with storage, WC, bath and shower over bath.





Externally, the property benefits from a respectable rear garden, with two patio areas and a lawned area.

To the front elevation there is parking available and access to the rear garden.

An excellent opportunity, ready to move into!

Tenure: Freehold

All mains' services

Council Tax Band: B

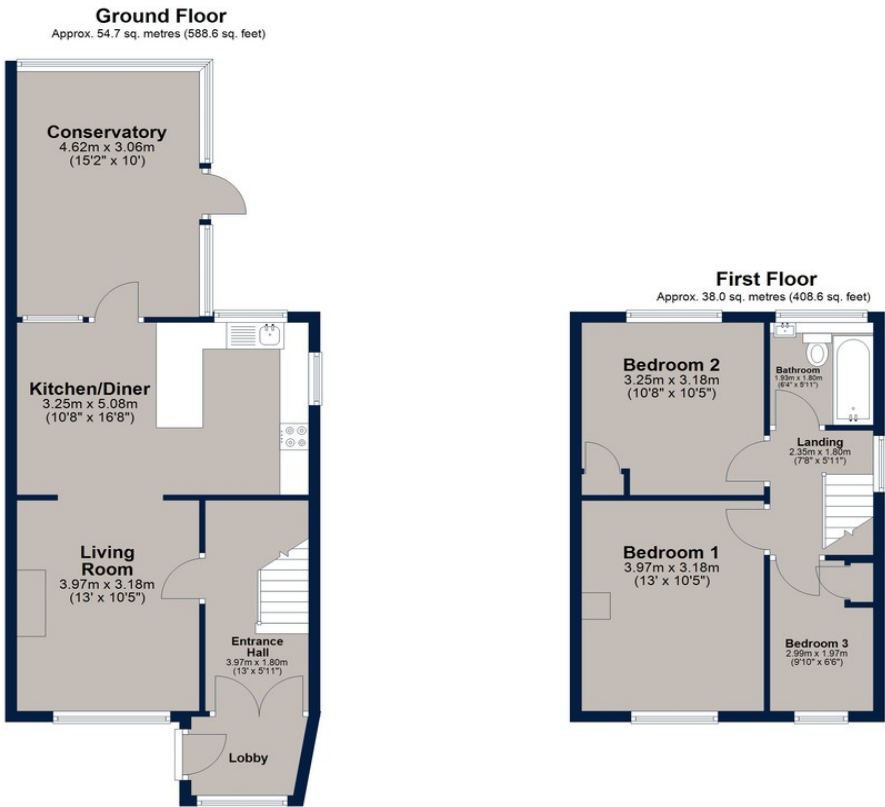
EPC Rating: D

Disclaimer – a new conservatory roof and flooring to be laid prior to an exchange of contracts





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**Total area: approx. 92.6 sq. metres (997.2 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.

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).

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 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