



Freshney Close, Melton Mowbray
£269,950





A larger than average extended family home, possessing a fantastic plot size, situated next to a dedicated green space within the well-established and popular Jelson estate to the south of Melton Mowbray.

The ground floor accommodation comprises of entrance porch - a handy spot for storage of shoes and coats, housing the electric and gas metres. The living room is neutrally decorated and benefits from a gas fire.

The kitchen/diner is well-proportioned and was extended prior to the current owners' purchase, in the early 2000s (circa). A fantastic L-shaped entertaining space backing onto the rear garden, for engaging in culinary endeavours and hosting. The kitchen is well-equipped with a range of appliances and eye and base level units - a modern NEFF oven less than a year old, 5 ring gas burner and extractor and dishwasher, plus under the counter fridge. Integral access from here to the garage. Off of the kitchen/diner is the utility with infrastructure for washing machine and tumble dryer, storage cupboards, double sockets, and housing the combination boiler. The property also benefits from a downstairs WC to the ground floor.

To the first floor there are three/four bedrooms, the office offering potential to be a fourth bedroom if desired which could comfortably home a single bed. The current owners have upgraded the family bathroom in the last c. one year - with attractive ceramic wall tiles and dark grey grouting and traditional Bib style taps.





The property is positioned on a fantastic plot size, situated adjacent to a large green space. The current vendors have since relandscaped the patio area, created a barbecue stand, pergola seating area and wildlife pond.

The property benefits from driveway parking for several vehicles, a single garage with integral access from the kitchen/diner.

A home with deceiving dimensions, a fantastic plot size and room for all the family. Must be viewed to be truly appreciated.

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

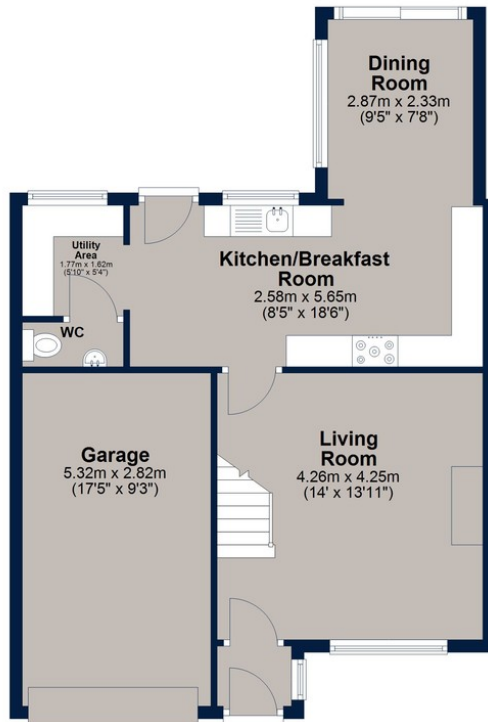




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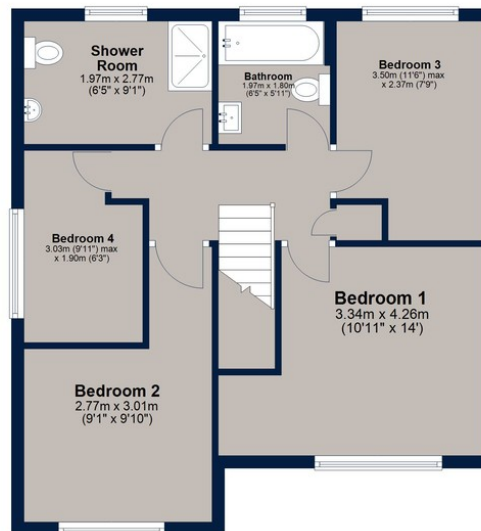
Ground Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 115.2 sq. metres (1240.3 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.

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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/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

