



Southwell Close, Melton Mowbray

Offers Over £285,000





A very spacious and well-presented three storey property with a larger than average garage and utility on the ground floor, situated on the north westerly fringes of Melton Mowbray. Located within close proximity of the town's amenities, open countryside and walking distance to the popular Hilltop Farm Shop and Cafe and well positioned for road links to Nottingham.

The accommodation to the ground floor is comprised of entrance hallway, downstairs WC and larger than average single garage with utility area, which is well equipped with lighting, electrical sockets and shelving.

To the first floor, the kitchen/diner is well-equipped with double oven, gas hob, mixer tap and drainer, plumbing for dishwasher and space for a fridge freezer. The kitchen/diner benefits from sash double glazed windows overlooking the front aspect.

The living room has always been used as a lounge by the current owners; there is space for a dining table if desired. There is a faux stone fireplace with marble inner surround and heart, housing an electric fire. French doors lead to the rear garden enjoying a westerly facing aspect.

The second floor accommodation is comprised of three bedrooms, all neutrally decorated. Bedroom one benefits from an en-suite with thermostatically controlled shower. Bedroom two is double in size and benefits from TV ports. Bedroom three is currently set out as a hobbies/music room and can withstand a single or oversized single bed if desired. The family bathroom has a bath with shower over and recently fitted new mixer taps, WC and pedestal sink.





The property has recently been decorated to a professional standard to a neutral palette, and modern carpets of a good quality fitted by a local purveyor with good quality underlay.

Externally, the property benefits from shared access driveway to the front for several cars and a low maintenance rear garden.

Must be viewed to be truly appreciated.

Tenure: Freehold

All mains' services

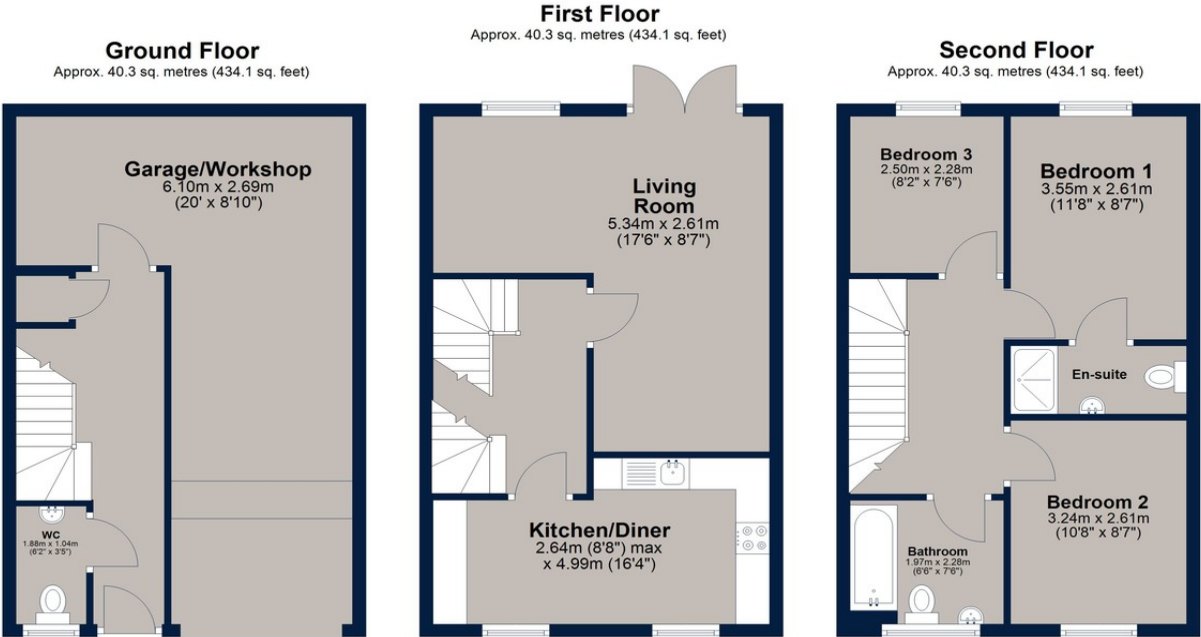
Council Tax Band: D

EPC Rating: C





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Total area: approx. 121.0 sq. metres (1302.3 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.

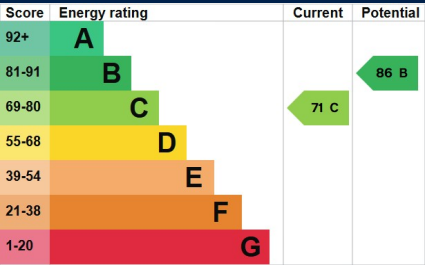
Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

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