



Winster Crescent, Melton Mowbray

Offers Over £225,000





Situated in a well-established residential area in the southern part of Melton Mowbray, this three-bedroom semi-detached home has been a cherished family residence for over 30 years. Now presenting an excellent opportunity for modernisation throughout, the property offers generous living space and a wealth of potential.

Key features include a spacious open-plan living and dining area, large gardens to the front and rear, a separate garage, and ample off-road parking.

Upon entering, you are welcomed by an entrance hall with stairs rising to the first floor. To the left is a generous reception room, which flows into the dining area through an open archway. Sliding patio doors lead out to the well-proportioned rear garden, ideal for family living and entertaining.

The adjacent kitchen is fitted with a range of wall and base units and provides external access via a side door.

Upstairs, a central landing provides access to three bedrooms and a family bathroom with space for a full-sized bathtub. Bedrooms one and three also benefit from built-in storage.

Brimming with potential, this property would make a wonderful family home with scope to add value. Early viewing is highly recommended.





Tenure: Freehold
All mains' services
Council Tax Band: B
EPC Rating: D

LIVING ROOM: 5.40 × 4.25 m (17'8" × 13'11")

DINING ROOM: 2.41 × 2.67 m (7'11" × 8'9")

KITCHEN: 2.41 × 2.47 m (7'11" × 8'1")

BEDROOM 1: 3.10 × 3.23 m (10'2" × 10'7")

BEDROOM 2: 3.19 × 2.22 m (10'6" × 7'3")

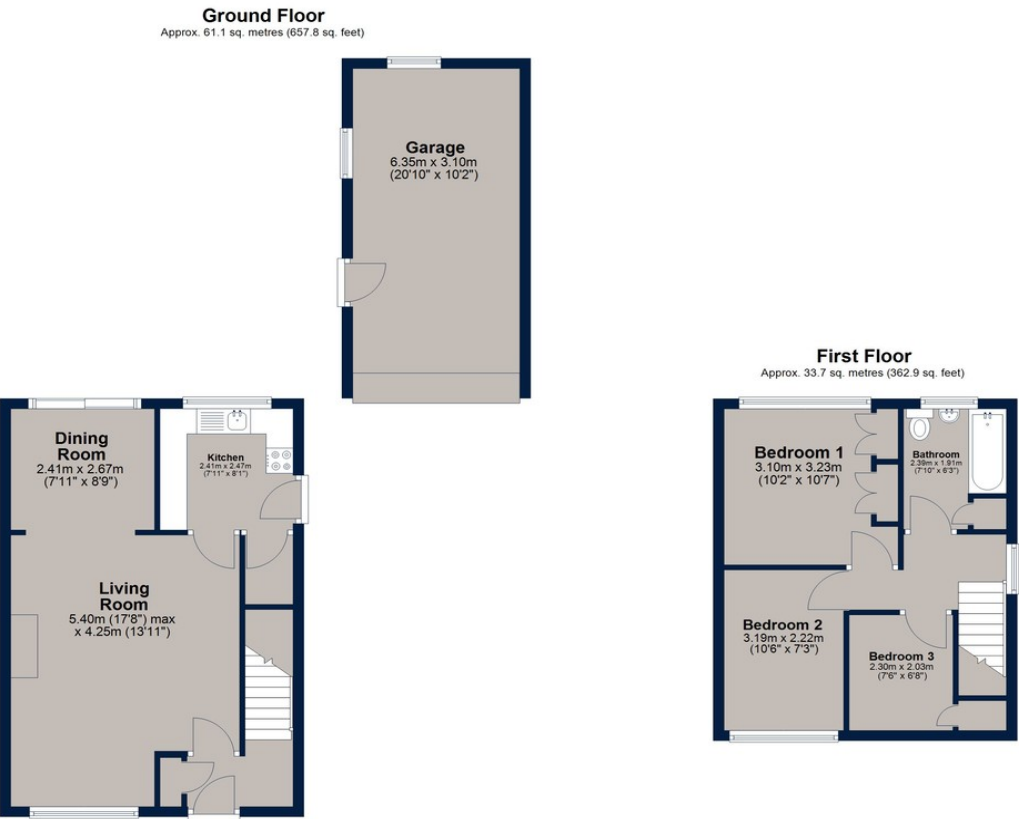
BEDROOM 3: 2.30 × 2.03 m (7'6" × 6'8")

BATHROOM: 2.39 × 1.91 m (7'10" × 6'3")





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Total area: approx. 94.8 sq. metres (1020.7 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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Well-loved for over 30 years, this three-bed semi-detached home in South Melton Mowbray offers spacious living, large gardens, a garage, and off-road parking. With excellent potential for modernisation throughout, it's ideal for families or buyers seeking a project.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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