



Offers In Excess Of £550,000 | Freehold
Scalford Road, Melton Mowbray, LE13 1JZ





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- Executive detached residence
 - Income generating solar panels
 - Detached summer house with air conditioning and double glazing
 - Jacuzzi bath with self-cleaning function, bluetooth and radio
 - 'Strachan' custom made desk in bedroom three/office
 - Underfloor heating to tiled floors on ground floor
 - Walking distance to town and amenities
 - Melton Country Park and John Ferneley College situated within walking distance
 - Available with no onward chain
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An extended and beautifully presented 1930s five bedroomed bay-fronted detached home with the bonus of solar panels, a large landscaped garden, driveway, tandem garage, and now onward chain. Ideally situated for the town's amenities which are within walking distance, and the Country Park within 15 minutes' walk.

This executive residence offers a rare blend of period charm and modern luxury, thoughtfully enhanced and finished to an exceptional standard throughout.

Immaculately presented, the property boasts four generously sized bedrooms, plus an office-sized bedroom, including a luxurious principal suite with dressing area and private en-suite. A further bedroom also enjoys en-suite facilities, whilst the stylish family bathroom serves the remaining rooms.

The heart of the home is the spacious L-shaped extended living kitchen diner, perfect for family life and entertaining, complete with high-quality finishes. A separate snug offers a cosy escape with a lovely bay and wood burner, complemented by a practical utility room and downstairs cloakroom.

All primary rooms benefit from the addition of shutter blinds to the windows.









Externally, the property continues to impress with a sizable garage with plumbing, lighting and electrics, the garden has been landscaped, benefiting from large lawn area, terrace and high quality porcelain tiles, an area to the rear great for BBQ.

The outside of the property is complete with a versatile lodge, idea for entertaining, remote working, hobbies, or relaxation for all the family. This space is insulated, double glazed and benefits from heating and air conditioning, plus LAN connection to the internet.

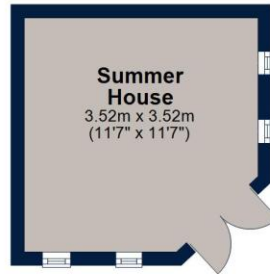
To the rear of the summerhouse is additional workshop/shed space with lighting and electrics.

Set within a sought-after location, this beautifully extended home seamlessly blends 1930s character with contemporary design and functionality – a superb opportunity for the modern family.



Ground Floor

Main area: approx. 100.5 sq. metres (1081.7 sq. feet)
Plus outbuildings, approx. 11.7 sq. metres (125.8 sq. feet)



Main area: Approx. 202.4 sq. metres (2178.6 sq. feet)
Plus outbuildings, approx. 11.7 sq. metres (125.8 sq. feet)

First Floor

Approx. 101.9 sq. metres (1096.9 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: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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