



Saxby Road, Melton Mowbray  
Offers Over £200,000









Situated within minutes' walk of the town centre amenities, this three-bedroom home has been renovated to a high standard throughout, including new decoration, a new boiler, a full re-wire, and new flooring. The property enjoys a lovely rear garden with excellent views over the cricket pitch.

Offered for sale with no onward chain, the ground floor features two reception rooms: the living room to the front elevation with new carpets, a bay window, and a gas fire; and the dining room, decorated in neutral tones, with new flooring and ample space for a sizeable dining table, as well as direct access to the rear garden.

The brand-new kitchen boasts a range of sleek wall and base units, an integrated fridge-freezer, and an induction hob with an electric fan oven.

The bathroom, also brand new, is located on the ground floor. It features a neutral suite with porcelain tiling, a bath with stylish mixer taps and a rainfall shower (mains-fed), plus WC and sink.

Upstairs, the first floor offers three double bedrooms, all tastefully redecorated in neutral tones. Bedrooms two and three enjoy excellent views over the cricket pitch to the rear. A loft hatch with built-in ladder leads to a loft with power and lighting, offering potential for conversion should additional accommodation be required.

Externally, the property boasts a re-landscaped rear garden with new patio slabs, raised planters stocked with attractive border plants, and a lawned area. A gated rear access opens directly onto the cricket pitch.







Tenure: Freehold  
All mains' services  
Council Tax Band: B  
EPC Rating To Follow  
No Onward Chain

Living Room: 4.27m (14') max x 3.41m (11'2")

Dining Room: 3.50m x 3.41m (11'6" x 11'2")

Kitchen/Breakfast Room: 3.99m x 2.53m (13'1" x 8'3")

Bathroom: 2.17m x 2.53m (7'1" x 8'3")

Bedroom One: 3.67m x 4.89m (12' x 16')

Bedroom Two: 3.90m x 3.02m (12'10" x 9'11")

Bedroom Three: 2.82m x 2.53m (9'3" x 8'3")









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Total area: approx. 93.4 sq. metres (1005.4 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/Stamford railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

EPC Rating To Follow



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