



Saxby Road, Melton Mowbray
Offers In Excess Of £185,000





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: D
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")

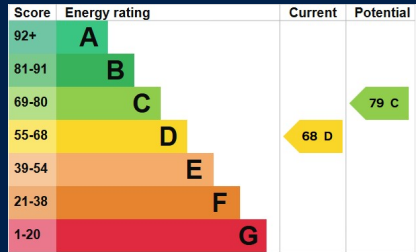




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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & 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).



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

