



Redwood Avenue, Melton Mowbray

£290,000





Rarely do such opportunities arise; situated directly opposite footpath access to the Melton Country Park, this treasured family home is now awaiting its next custodians. Located within a well-established residential area to the northerly fringes of Melton Mowbray, this home offers deceptive dimensions and is for sale with no onward chain.

The property is approached via the front driveway with parking for two cars, and access provided via a useful front porch, recently added by the current owners. A handy space for storage of coats and shoes before leading into the entrance hallway which provides access to the ground floor accommodation.

The living room is capacious in size, occupying the width of the rear of the property, benefitting from a westerly facing outlook into the rear garden, enjoying a large degree of sunlight. There is a separate dining room which comfortably houses a table for six - ideal for formal dining or everyday family use.

The kitchen sits to the front of the property, overlooking the driveway and is well stocked with a range of eye and base level units, stocked with modern appliances - a fridge freezer, tumble drier and washing machine to be included in the sale of the property. The boiler is housed in the kitchen and was installed just under 12 months ago.

To the first floor there are three bedrooms, two offering comfortable accommodation for double beds and the third being capacious for a single bed or study purposes. There is a handy shower room with a vanity sink and separate WC adjacent.





The rear garden has been configured for low maintenance in mind, with a raised lawn area, sleeper beds stocked with hardy perennial plants, a greenhouse, and patio area.

To the front of the property there is parking for two cars, plus gated access to the left and right of the front elevation. The property benefits from an array of solar panels which heat the hot water (iBoost).

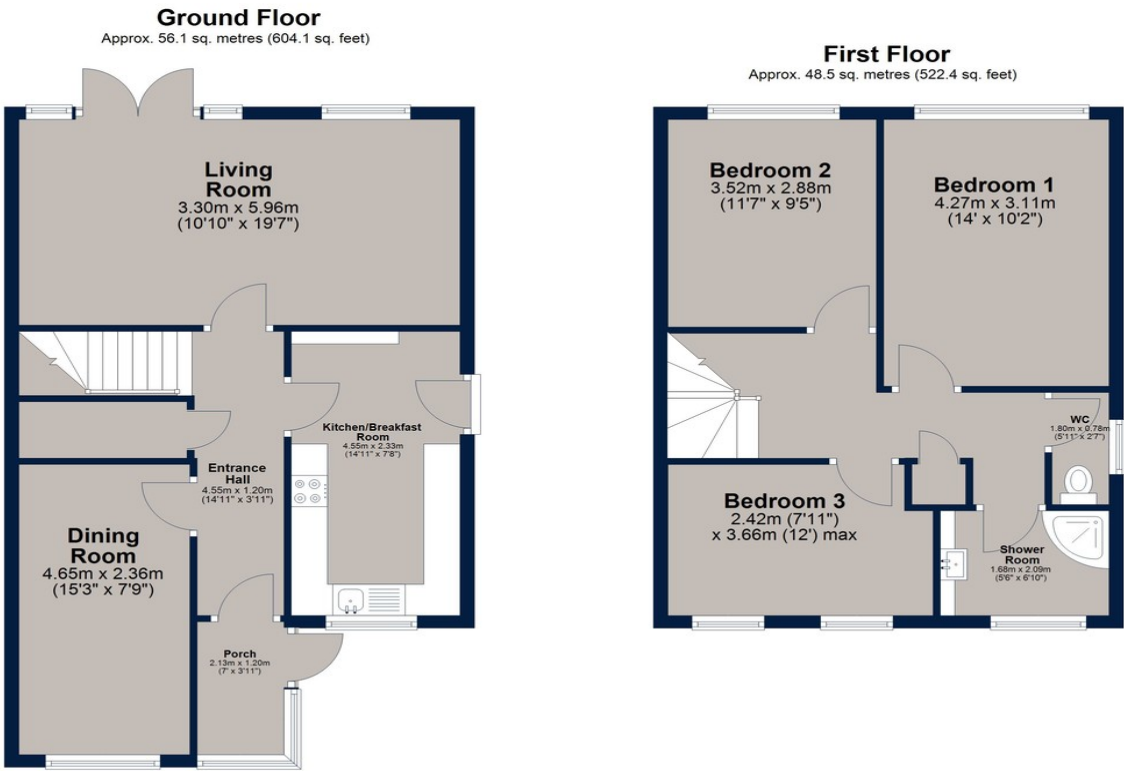
Tenure: Freehold
All mains' services
Council Tax Band: C
EPC Rating: D
No Onward Chain

Agents Note: This property is subject to a Grant of Probate. Probate is in the process of being applied for.





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Total area: approx. 104.6 sq. metres (1126.4 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.

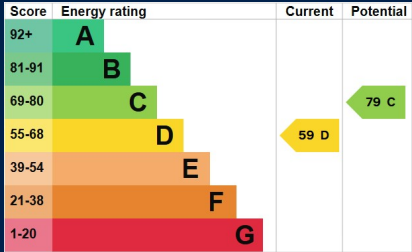
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham &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