



Albert Street, Melton Mowbray
Offers Over £205,000





A charming period home re-imagined with a modern interior, benefitting from new flooring to the hallway and living room, a modern log burner to the living room and working open fire to the dining room. Spacious garden and walking distance to town centre. Offered for sale with no forward chain, this beautifully presented home presents a prime opportunity for first-time buyers, downsizers or investment purchasers.

Offering three double bedrooms, living room with modern wood burner and new carpets, hallway with modern yet characterful floor tiles, a capacious dining room with working open fire and kitchen with solid wood worktops, electric fan oven and cooker, ceramic sink, and room for under counter fridge freezer or other appliances. The bathroom is situated on the ground floor and possesses a bath with electric shower over, WC, and plumbing for a washing machine. The current vendors have lovingly maintained their home - having installed a modern, made to measure timber front door, new front uPVC sash windows, and a combi-boiler in 2025 (with remaining guarantee). All upstairs has had a replaster and redecoration.

Externally, the property benefits from a generous rear walled garden with rear access, well-stocked borders and established trees and shrubbery. There is a hedge to the front of the property creating a good degree of privacy to the living room. A tiled front path leads to the front door and has been a recent addition by the current vendors.

An excellent opportunity. Internal viewing highly recommended to avoid disappointment.





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

DIMENSIONS

Living Room: 4.05m x 3.75m (13'4" x 12'4")

Dining Room: 4.01m x 3.75m (13'2" x 12'4")

Kitchen: 2.98m (9'9") max x 2.72m (8'11")

Bathroom: 2.05m x 2.72m (6'9" x 8'11")

Bedroom One: 3.73m x 4.95m (12'3" x 16'3")

Bedroom Two: 4.02m x 3.08m (13'2" x 10'1")

Bedroom Three: 2.99m x 2.72m (9'10" x 8'11")





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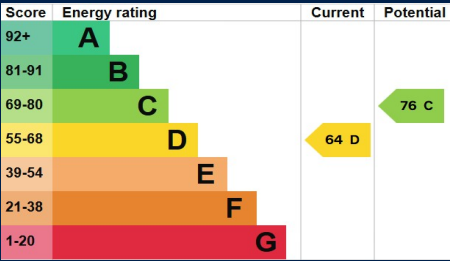
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham &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



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