



Rossiter Close, Melton Mowbray
£265,000





Tucked away in a quiet cul-de-sac on the northern side of Melton Mowbray, this three-bedroom home on Rossiter Close offers spacious and flexible living arranged over three floors. The property sits in a well-regarded residential area, with easy access to local amenities, schools, green spaces, and transport links - ideal for anyone looking for practical town living with a quieter setting.

Step inside to a welcoming entrance hall, with a separate dining room to the right - perfect for more formal meals or everyday family use. The kitchen sits at the rear of the property and is fitted with a mix of base and wall units, tiled flooring, and space for a breakfast table. Just off the kitchen is a separate utility room with access to the garden, along with a downstairs WC - a practical addition for busy households.

Up on the first floor is a spacious, neutrally decorated reception room, offering a relaxing space to unwind. The principal bedroom is also on this floor and benefits from its own en suite shower room.

The second floor is home to two further double bedrooms, both well-proportioned and filled with natural light. They share a modern three-piece family bathroom, and there's useful eaves storage on this level as well - ideal for keeping things tucked away.

Outside, the property comes with two allocated parking spaces and a manageable rear garden. It's a straightforward, well-balanced home that ticks a lot of boxes.





Tenure: Freehold
All Mains Services Connected
Council Tax: D
EPC : C

TOWN LIFE 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/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

IMPORTANT INFORMATION Under The Consumer Protection from Unfair Trading Regulations 2008 any Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide.





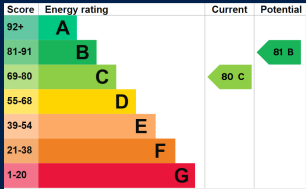
Rossiter Close, Melton Mowbray



Total area: approx. 113.9 sq. metres (1226.4 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.

A spacious three-storey townhouse in a quiet cul-de-sac, offering three double bedrooms, en suite to principal, large living room, kitchen with utility, and allocated parking for two. Well located for schools, parks and Melton Mowbray station. A flexible, well-balanced home.



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



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