



Scalford Road, Melton Mowbray
Offers In Excess Of £595,000



SPREY
PROPERTY



An extended and beautifully presented 1930s five bedroomed bay-fronted detached home with the bonus of solar panels, a large landscaped garden, driveway and tandem garage. Ideally situated for the town's amenities which are within walking distance, and the Country Park within 15 minutes' walk.

This executive residence offers a rare blend of period charm and modern luxury, thoughtfully enhanced and finished to an exceptional standard throughout.

Immaculately presented, the property boasts four generously sized bedrooms, plus an office-sized bedroom, including a luxurious principal suite with dressing area and private en-suite. A further bedroom also enjoys en-suite facilities, whilst the stylish family bathroom serves the remaining rooms.

The heart of the home is the spacious L-shaped extended living kitchen diner, perfect for family life and entertaining, complete with high-quality finishes. A separate snug offers a cosy escape with a lovely bay and wood burner, complemented by a practical utility room and downstairs cloakroom.

All primary rooms benefit from the addition of shutter blinds to the windows.

Externally, the property continues to impress with a sizable garage with plumbing, lighting and electrics, the garden has been landscaped, benefiting from large lawn area, terrace and high quality porcelain tiles, an area to the rear great for BBQ.





The outside of the property is complete with a versatile lodge, idea for entertaining, remote working, hobbies, or relaxation for all the family. This space is insulated, double glazed and benefits from heating and air conditioning, plus LAN connection to the internet.

To the rear of the summerhouse is additional workshop/shed space with lighting and electrics.

Set within a sought-after location, this beautifully extended home seamlessly blends 1930s character with contemporary design and functionality – a superb opportunity for the modern family.

TENURE: Freehold

All Mains Connected (Solar included)

EPC: C

COUNCIL TAX: D







Dimensions:

PORCH

ENTRANCE HALL:

SNUG: 3.61m x 3.34m (11'10" x 10'11")

UTILITY ROOM: 2.40m x 3.34m (7'10" x 10'11")

W/C:

KITCHEN/DINING ROOM: 3.44m x 8.92m (11'3" x 29'3")

LIVING ROOM: 3.98m x 3.25m (13' x 10'8")

LANDING:

BEDROOM ONE: 5.42m x 6.56m (17'9" x 21'6")

ENSUITE: 2.37m x 1.95m (7'9" x 6'5")

BEDROOM TWO: 4.01m x 3.46m (13'2" x 11'4")

ENSUITE: 2.13m x 2.91m (7' x 9'7")

BEDROOM THREE: 3.70m x 3.53m (12'2" x 11'7")

BEDROOM FOUR / OFFICE: 3.44m x 3.29m (11'3" x 10'10")

BEDROOM FIVE: 2.62m x 2.11m (8'7" x 6'11")

FAMILY BATHROOM: 2.41m x 2.74m (7'11" x 9')

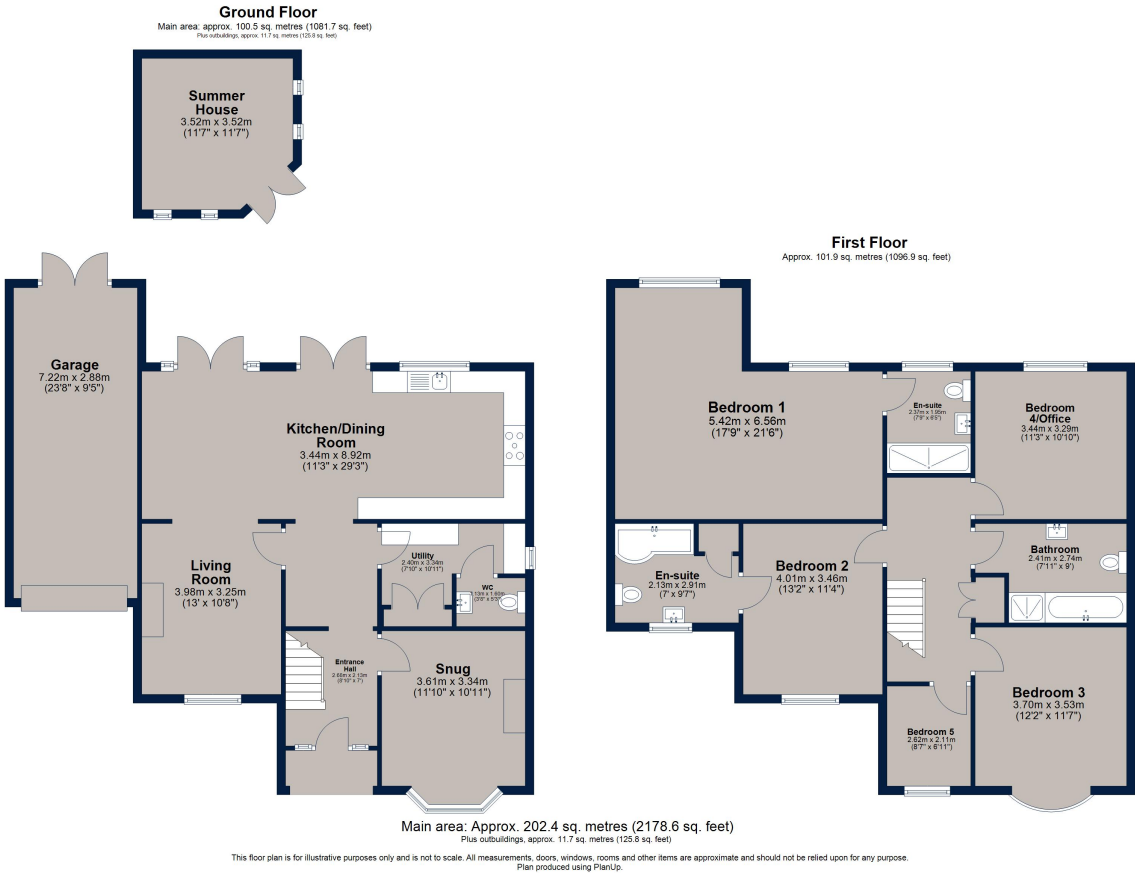
GARAGE: 7.22m x 2.88m (23'8" x 9'5")

SUMMER HOUSE: 3.52m x 3.52m max (11'7" x 11'7") max





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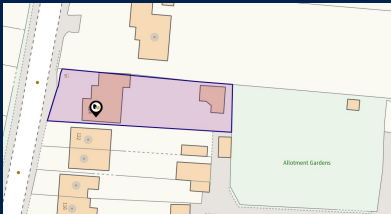
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & 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/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

