



Offers In Excess Of £150,000 | Freehold

Thorpe Road, Melton Mowbray, LE13 1SF





## Key Features & Description

- Close to town location
- Three double bedrooms
- Downstairs bathroom
- Enclosed rear garden
- Kitchen/Dining Room
- Ideal first time buy or investment
- EPC Rating D | Council Tax Band A



Situated on Thorpe Road near to the centre of Melton Mowbray, this three-bedroom terrace offers a wonderful blend of comfort, convenience, and character - ideal for first-time buyers, families, or investors.

Step inside through a welcoming porch into the living room, perfect for relaxing or entertaining. The open-plan kitchen and dining area form the true heart of the home - a sociable space for cooking, dining, and spending time together.

A separate utility room keeps everyday chores tucked away, while the downstairs bathroom adds practicality and ease.

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for family life, a home office, or guest space.

Outside, the enclosed courtyard garden provides a low-maintenance outdoor retreat - ideal for morning coffee or evening relaxation - with the bonus of rear access for added convenience.

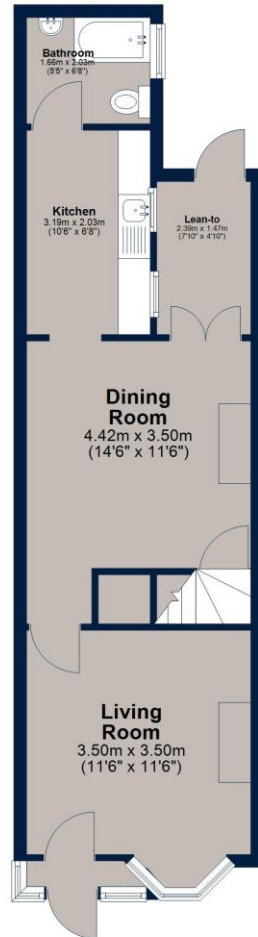
Set in a sought-after location close to shops, schools, parks, and transport links, this delightful home combines town-centre living with everyday comfort.





### Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



### First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 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.

#### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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