



Offers Over £300,000 | Freehold
Melbray Drive, Melton Mowbray, LE13 1JT





Melbray Drive, LE13 1JT

- Spacious three-bedroom detached family home
 - Three generous double bedrooms
 - Large open-plan living and dining room with sunroom
 - Fitted kitchen with garden access
 - Generous rear garden with patio and lawn
 - Detached garage and large driveway providing ample off-road parking
 - Ground floor WC and useful storage
 - Walking distance to Melton Mowbray town centre and Melton Country Park
-

Situated on the popular Melbray Drive, just off Scaford Road, this spacious three-bedroom detached family home enjoys a quiet residential setting within easy walking distance of Melton Mowbray town centre.

The property also benefits from its close proximity to Melton Country Park, making it an ideal choice for families and those who enjoy outdoor living.

The home is approached via a generous driveway providing ample off-road parking and leading to the garage, offering excellent storage or workshop potential.

Internally, the accommodation is well proportioned throughout.

An inviting entrance hall provides access to a convenient ground floor WC and useful built-in storage.

To the left of the hallway is the spacious open-plan living and dining room, offering a fantastic space for both relaxing and entertaining, with ample room for multiple seating and dining areas.









To the rear, the sun room is filled with natural light and provides an inviting additional reception space overlooking the garden.

The fitted kitchen is positioned to the rear of the property, offering convenient access to the garden.

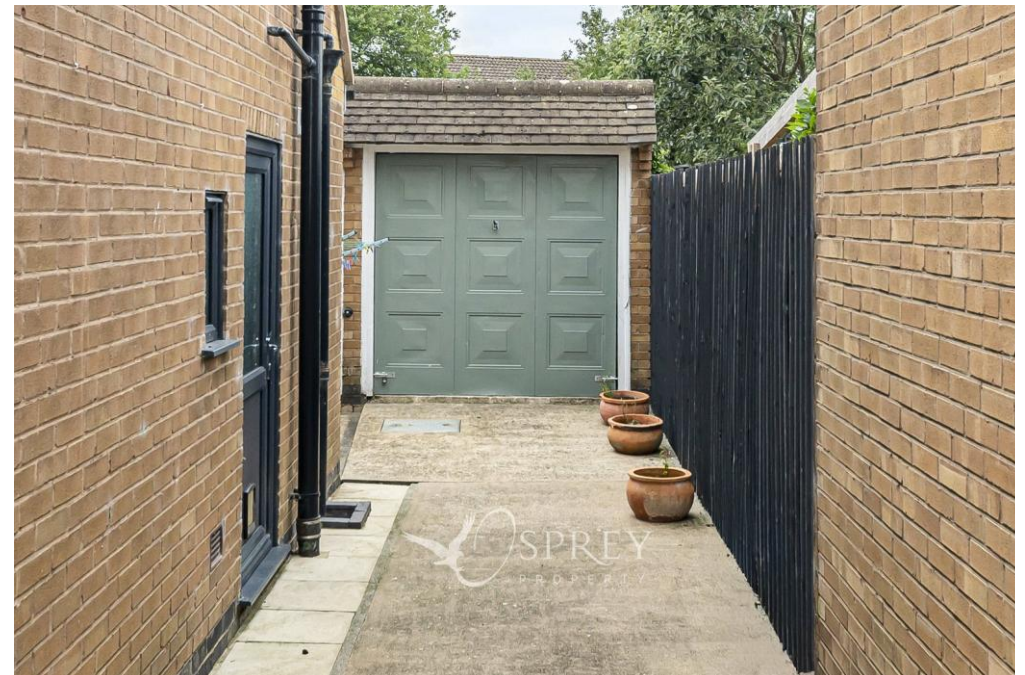
The garden is a particular highlight, with generous space of patio area and an extensive lawn, it provides plenty of space for children to play or keen gardeners to enjoy.

Upstairs, the property offers three very generous sized double bedrooms, each comfortably accommodating a double bed along with additional bedroom furniture.

A well-appointed family bathroom serves all three bedrooms.

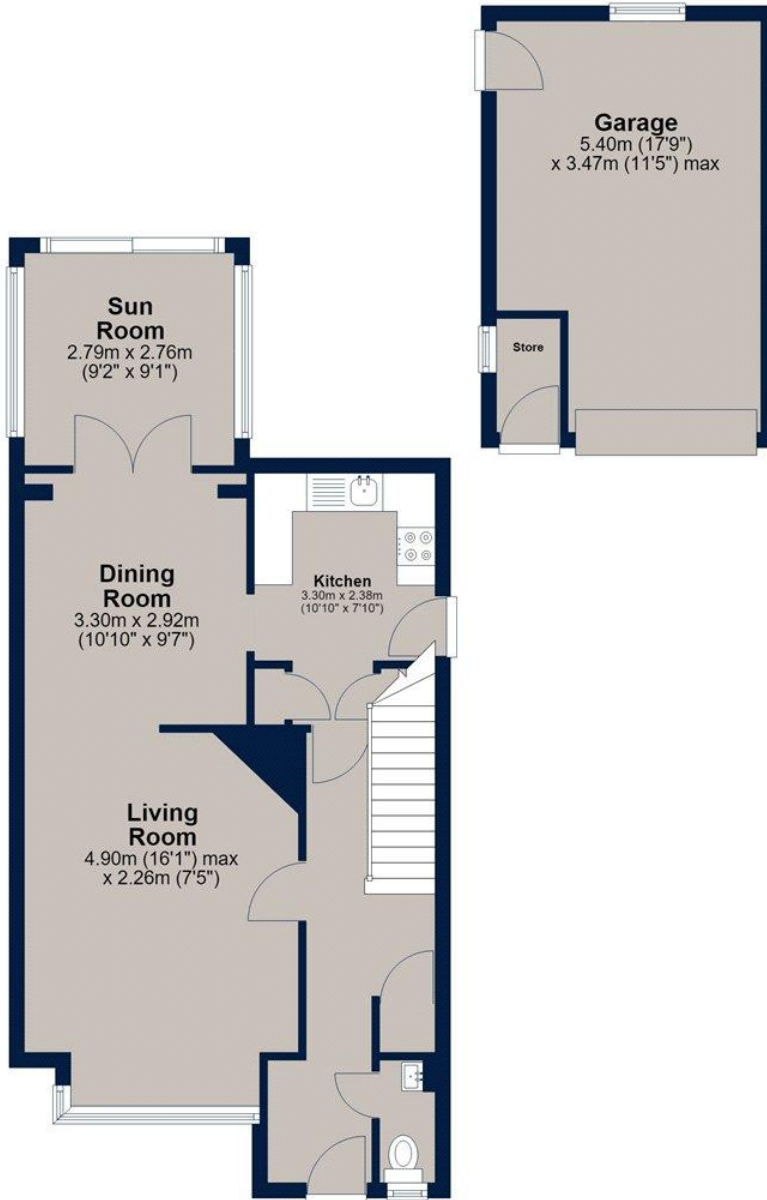
Combining spacious living accommodation, excellent outdoor space, storage and a highly sought-after location close to local amenities, schools, Melton Country Park and scenic countryside walks, this property presents an excellent opportunity for families.

Early viewing is highly recommended to fully appreciate the space and potential this wonderful home has to offer.



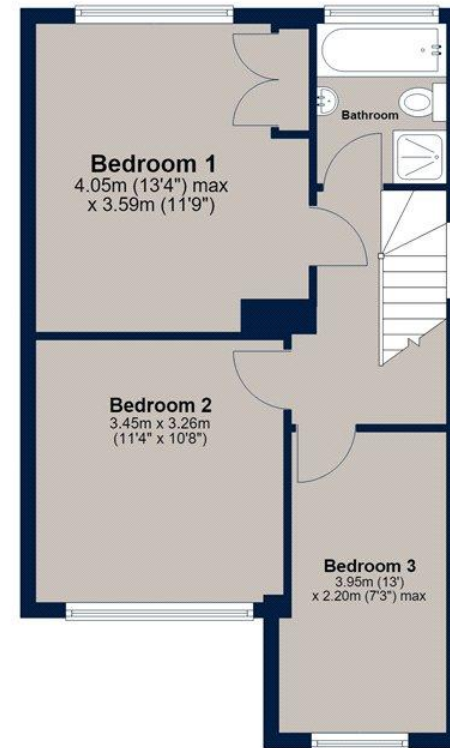
Ground Floor

Approx. 67.7 sq. metres (728.9 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



Total area: approx. 112.5 sq. metres (1210.9 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
Plan produced using PlanUp.

Key Information

Local Authority- Melton Mowbray Borough Council

Council Tax

Band = C

EPC

Rating = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Osprey Melton Sales

8A Burton Street

Melton Mowbray

LE13 1AE

01664 778170

osprey-property.co.uk

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.