



Offers In The Region Of £305,000 | Freehold
Thorpe Road, Melton Mowbray, LE13 1SE





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- Charming Victorian villa built in 1897
- Four generously sized bedrooms
- Spacious kitchen/dining room with multi-fuel stove
- Original hallway flooring and high ceilings throughout
- Sizeable rear garden with mature planting
- Offered with no onward chain

A rare opportunity to acquire Victoria Villa, a striking four-bedroom Victorian villa dating back to 1897. Brimming with original features and timeless charm, this elegant residence offers generous living accommodation, a sizeable garden, and can be sold with no onward chain.

The property opens into a welcoming hallway, where the original flooring and impressive high ceilings immediately set the tone.

Two well-proportioned reception rooms provide versatile living space, each enriched with period character, while the large kitchen and dining room forms the heart of the home. Complete with a traditional multi-fuel stove, it offers a perfect setting for both family gatherings and entertaining.

Upstairs, four spacious bedrooms are filled with natural light, providing comfortable accommodation for families, guests, or home working.

Externally, Victoria Villa boasts a substantial rear garden, well stocked with mature planting. Highlights include a flourishing buddleia, a magnificent eucalyptus tree, an established apple tree, and a blackberry bush at the garden's edge-offering both beauty and seasonal interest. An alley passage is also included within the external dimensions, adding further practicality to this characterful home.









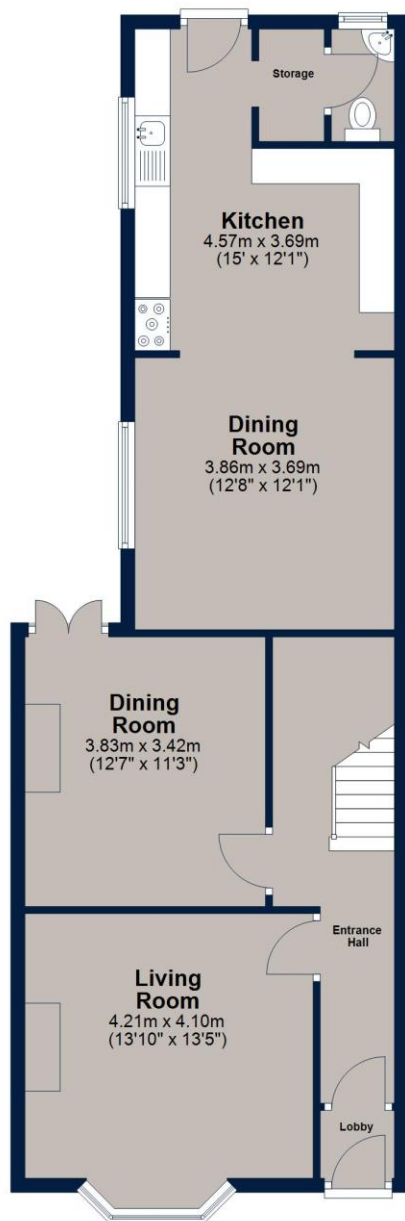
Additional benefits include on-street parking, freehold tenure, and the opportunity to purchase with no onward chain.

Victoria Villa presents a rare blend of historic character and modern-day comfort, making it an exceptional home in a sought-after setting.



Ground Floor

Approx. 72.6 sq. metres (781.2 sq. feet)



First Floor

Approx. 81.6 sq. metres (878.5 sq. feet)



Total area: approx. 154.2 sq. metres (1659.7 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.

Key Information

Local Authority: Melton Borough Council

Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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