



Beaumont Gardens, Melton Mowbray

£240,000





Nestled within a peaceful enclave of just five bungalows, this attractive two-bedroom bungalow offers a rare blend of comfort, privacy and convenience.

The property features two generously sized double bedrooms and a well-proportioned single bedroom, making it ideal for families, downsizers or those seeking versatile living space.

A beautifully maintained, south-facing rear garden provides a tranquil retreat with plenty of sunshine throughout the day - perfect for outdoor dining, gardening or simply relaxing. The exterior is equally appealing, with driveway parking offering ample space for residents and visitors alike.

Situated close to the picturesque Melton Country Park, this home benefits from easy access to scenic walking routes, open green spaces and local amenities, combining a sense of community with a semi-rural feel.

Tenure: Freehold
 All mains' services
 Council Tax Band: C
 EPC Rating: D
 No Onward Chain





Conservatory: 3.68 m x 1.88 m (12'1" x 6'2")

Living Room: 3.32 m x 5.49 m (10'11" x 18')

Kitchen/Breakfast Room: 3.32 m (10'11") x 3.36 m (11') max

Dining Room: 2.74 m x 2.55 m (9' x 8'5")

Bedroom 2: 2.74 m x 2.86 m (9' x 9'5")

Bathroom: 2.43 m x 2.05 m (6'8" x 6'9")

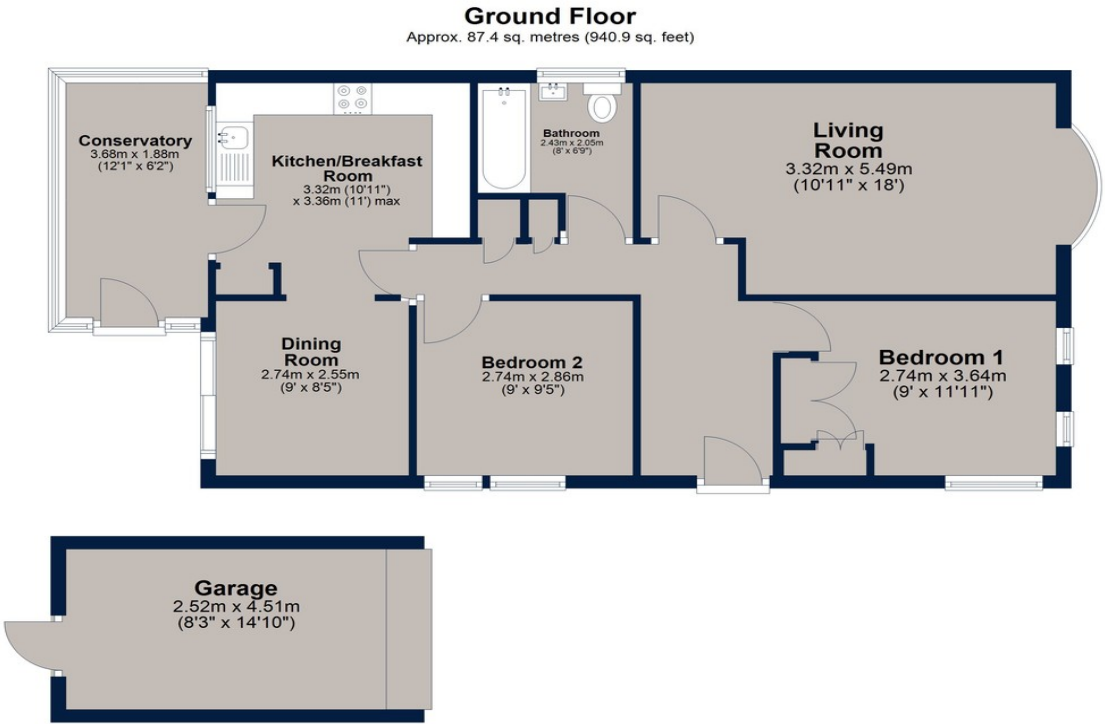
Bedroom 1: 2.74 m x 3.64 m (9' x 11'11")

Garage: 2.52 m x 4.51 m (8'3" x 14'10")





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Total area: approx. 87.4 sq. metres (940.9 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.

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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/Stamford 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		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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