



Offers In Excess Of £200,000 | Freehold

Oak Road, Melton Mowbray, LE13 1BD







## Key Features & Description

- Three double bedrooms
- Walking distance to Melton Mowbray town centre
- Off-road parking
- Open-plan kitchen/diner with sun room
- Low-maintenance rear garden
- New electrical consumer unit
- Insulated and boarded loft
- Neutrally decorated throughout
- EPC Rating F | Council Tax Band B
- Tenure: Freehold

This delightful three-bedroom mid-terraced home enjoys a convenient position within walking distance of Melton Mowbray town centre, offering easy access to local shops, schools, and the train station.

Step inside the porch, which opens into a welcoming entrance hall. The living room to the front is tastefully decorated in neutral tones and provides the perfect space to unwind.



To the rear, the open-plan kitchen/diner forms the heart of the home - fitted with a range of wall and base units, ample worktop space, and room for family dining. The adjoining sun room with a fully insulated roof creates a bright and versatile additional reception area, ideal for relaxing or entertaining.

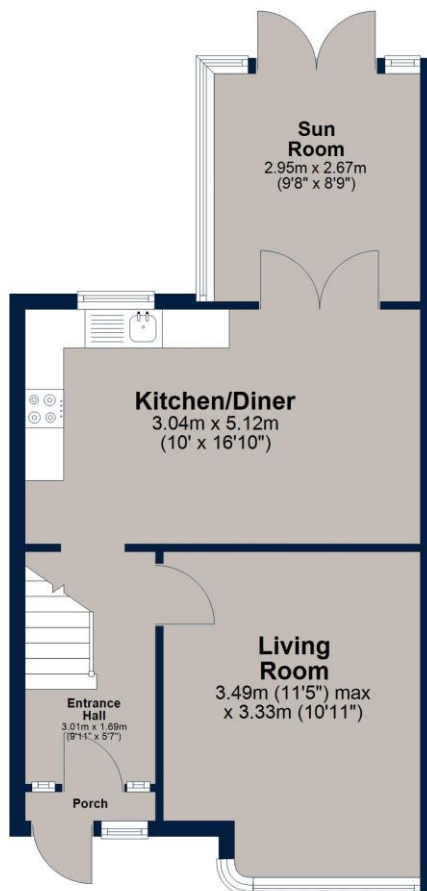
The property benefits from off-road parking, a fully insulated and boarded loft, and a new electrical consumer unit.





## Ground Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



## First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 81.4 sq. metres (876.2 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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