



Offers In Excess Of £265,000 | Freehold

Old Bridewell, Melton Mowbray, LE13 1PS







## Key Features & Description

- Close to Melton's Country Park
- Beautifully Presented
- Bespoke Conservatory
- Cul De Sac Location
- EPC Rating D | Council Tax Band
- Tenure: Freehold

This beautifully presented three bedroom property offers a bespoke conservatory and is located within walking distance of Melton's country park. Externally there is driveway parking and well tended front and rear gardens.

Located on a cul de sac to the North of Melton Mowbray and within walking distance of Melton's country park, this property offers a separate kitchen and dining room, a good sized lounge with doors through to the bespoke built conservatory offering an excellent relaxing and entertaining space alike.

The first floor offers three bedrooms and a well appointed family bathroom.

Outside is a well tended rear garden, mainly laid to lawn with well stocked low maintenance borders and a separate raised patio seating area.

The current owners have lovingly created a fabulous family home







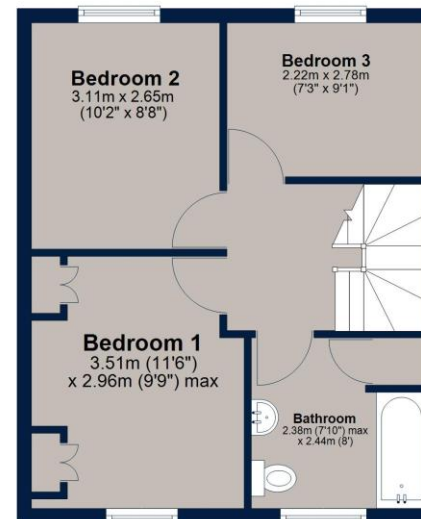
### Ground Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



### First Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 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.

#### 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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