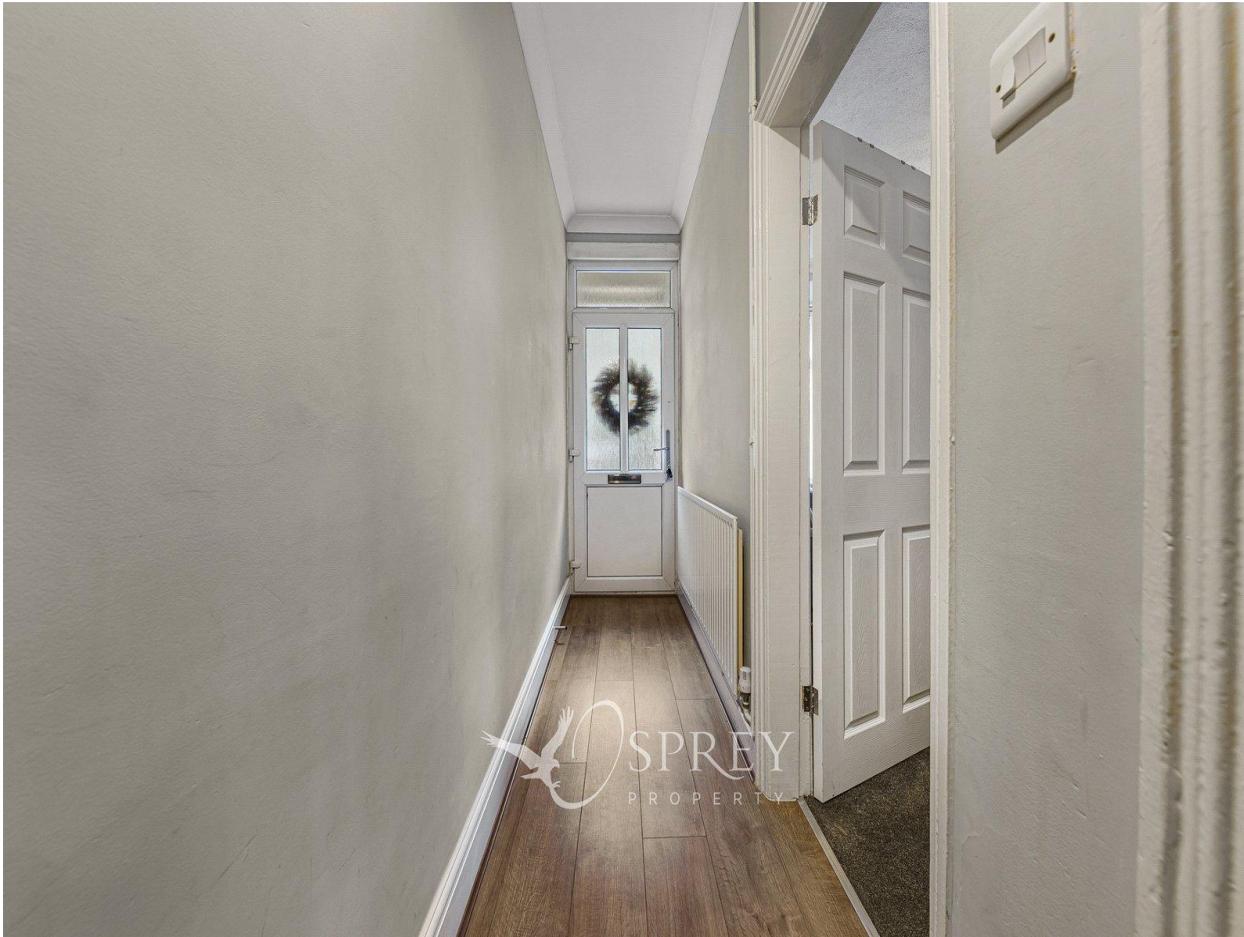




Offers in excess of £200,000 | Freehold

Saxby Road, Melton Mowbray LE13 1BP





## Key Features & Description

- High Ceilings
- Close to Melton Mowbray Town centre
- WC downstairs and upstairs bathroom
- Fully refurbished downstairs

- EPC Rating To be confirmed | Council Tax Band B

We are pleased to present this Victorian mid-terraced home offering spacious and versatile accommodation, benefitting from a downstairs WC, upstairs bathroom and handy utility space. Conveniently located within easy reach of the town centre, local amenities and transport links.

Ground floor accommodation comprises a welcoming living room featuring a character fireplace, a separate dining room providing an ideal space for entertaining, and a fitted kitchen offering a range of wall and base units with ample worktop space. The layout is practical and well balanced, retaining period charm while meeting modern living needs.

To the first floor are three bedrooms and a family bathroom. The bedrooms are tastefully decorated in neutral tones, creating bright and comfortable spaces suitable for a variety of uses including family living, guest accommodation, or home working.

Externally, the property benefits from a traditional Victorian frontage with bay windows, adding to its kerb appeal. The home is well suited to first time buyers, growing families, or investors seeking a property in popular residential location.





## Ground Floor

Approx. 49.9 sq. metres (536.7 sq. feet)



## First Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



Total area: approx. 94.4 sq. metres (1016.5 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](http://www.m-photo.pro)  
Plan produced using PlanUp.

### Important Notice

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