



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
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- 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
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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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