



Offers Over £275,000 | Freehold
Severn Hill, Melton Mowbray, LE13 0DP





Severn Hill, Melton Mowbray, LE13 ODP

- Three-Bedroom, detached property
 - Close to local amenities
 - Generous open-plan living/dining room
 - Driveway parking for two vehicles
 - Nearby to dedicated green space
 - c15 minute Walk into Melton Town centre
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Situated in a popular residential area, we are pleased to offer this three-bedroom detached home, boasting generous living space, with underfloor heating to the ground floor, off road parking and a private rear garden.

The property welcomes you through an entrance hall into a bright and impressive open-plan lounge/dining room, a fantastic space for both relaxing and entertaining, enhanced by large windows allowing plenty of natural light to flow throughout.

To the rear of the property is a well-appointed fitted kitchen offering a range of wall and base units with direct access to the garden, making it ideal for modern family living.

To the first floor, the property boasts three well-proportioned bedrooms, alongside a modern family bathroom.

Externally, the property continues to impress with a well-maintained front garden and long driveway providing ample off-road parking.





 SPREY
PROPERTY





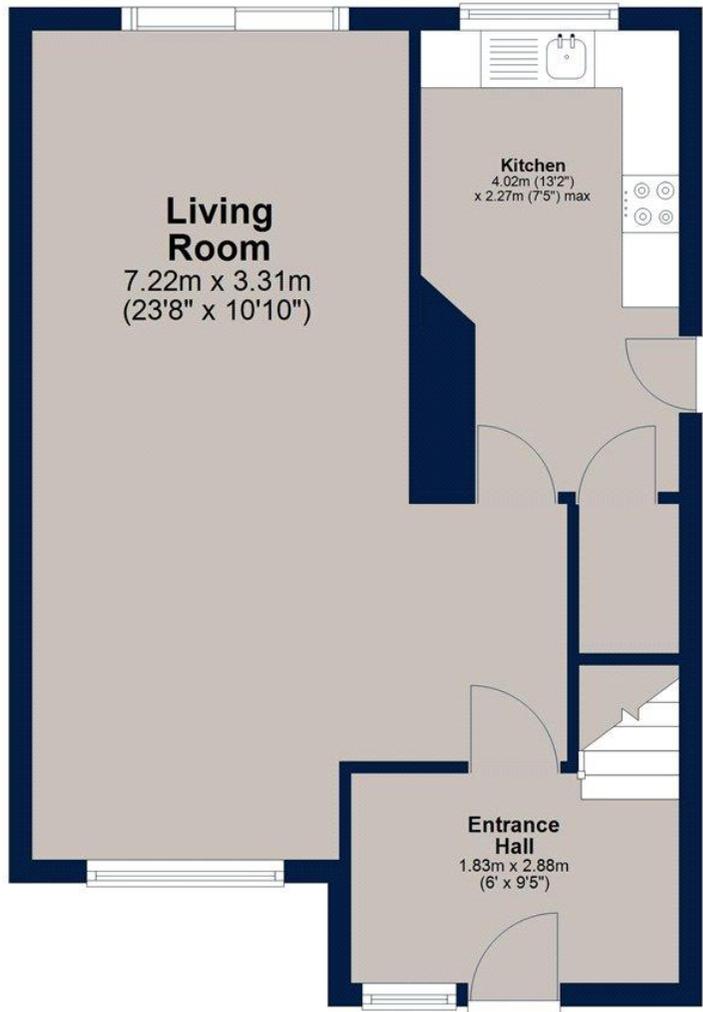
The generous rear garden enjoys a good degree of privacy and offers an excellent outdoor space for families, entertaining or future landscaping potential.

Conveniently located close to a range of local amenities, reputable schools and excellent transport links, this attractive home presents an ideal opportunity for growing families, first-time buyers or those looking to upsize.



Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 86.3 sq. metres (929.4 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
Plan produced using PlanUp.

Key Information

Local Authority: Melton Borough Council

Council Tax Band = D

Tenure: Freehold

EPC Rating = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Osprey Melton Mowbray Sales

8A Burton Street, Melton Mowbray

Leicestershire

LE13 1AE

T: **01664 778170**

melton@osprey-property.co.uk

osprey-property.co.uk



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