



Asking Price £265,000 | Freehold

Nottingham Road, Melton Mowbray, LE13 0NU





## Key Features & Description

- Two well-proportioned double bedrooms
- Modern walk-in shower room
- Southeast-facing, low-maintenance landscaped garden
- Light-filled conservatory with direct garden access
- Open countryside views to the rear
- Off-road parking

Located within the highly sought-after Sysonby Lodge development, this spacious two-bedroom mews cottage enjoys a quiet position at the end of a private driveway on the north side of Melton Mowbray. Conveniently placed for local schools, amenities and the town centre, with excellent commuter links to Nottingham, Leicester and Grantham, the property offers peaceful living without compromise.

The ground floor features a welcoming porch and entrance hall, cloakroom, a bright and generous lounge, fitted kitchen and a light-filled conservatory overlooking the garden. Upstairs offers two double bedrooms and a modern family shower room.

Outside, the home benefits from off-road parking and a beautifully landscaped, low-maintenance rear garden with open countryside views.

Tenure: Freehold

All mains' services

Management Company fees of c £250 per annum to Ground Solutions UK Ltd

Council Tax Band: B

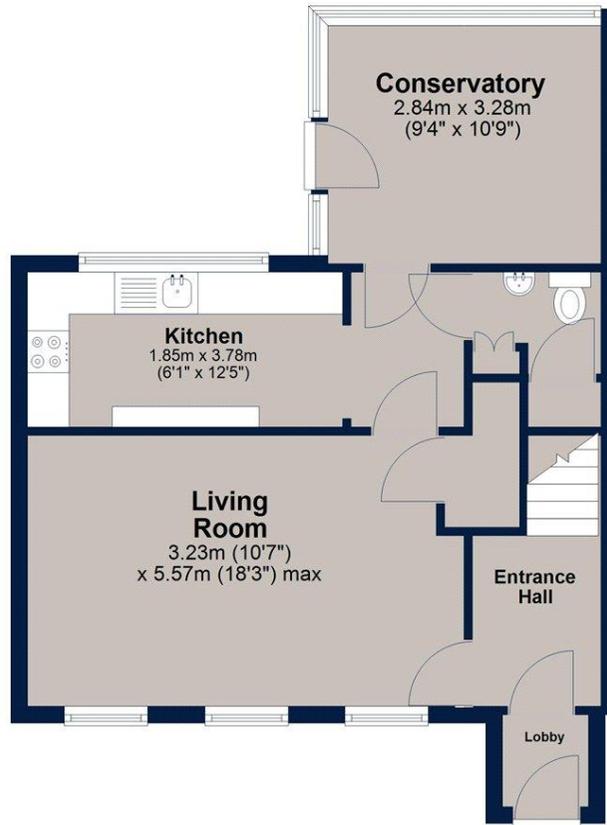
EPC Rating: D





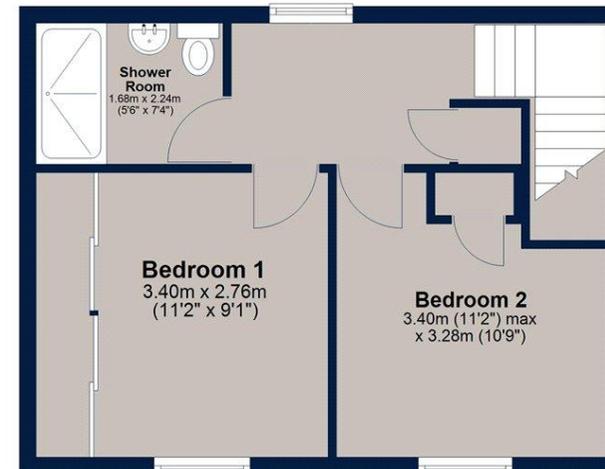
## Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



## First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 83.2 sq. metres (895.8 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.  
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### Important Notice

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