



Asking Price £369,950 | Freehold  
Holland Road, Melton Mowbray, LE13 0LU





## Holland Road, Melton Mowbray, LE13 0LU

---

- 4 Bedrooms
  - Detached garage
  - En-suite
  - Close to local amenities
  - Driveway
  - Quiet road
- 

Situated on a quiet road in the sought-after market town of Melton Mowbray, this spacious four-bedroom detached family home at 39 Holland Road offers well-balanced accommodation across two floors, ideal for modern family living.

The ground floor features a welcoming entrance hall leading to a generous living room with bay window, a versatile study perfect for home working, downstairs WC, utility room, and an impressive open-plan kitchen/diner providing an excellent space for everyday living and entertaining.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious principal bedroom complete with a private en-suite shower room.





OSPREY  
PROPERTY





A contemporary family bathroom serves the remaining bedrooms.

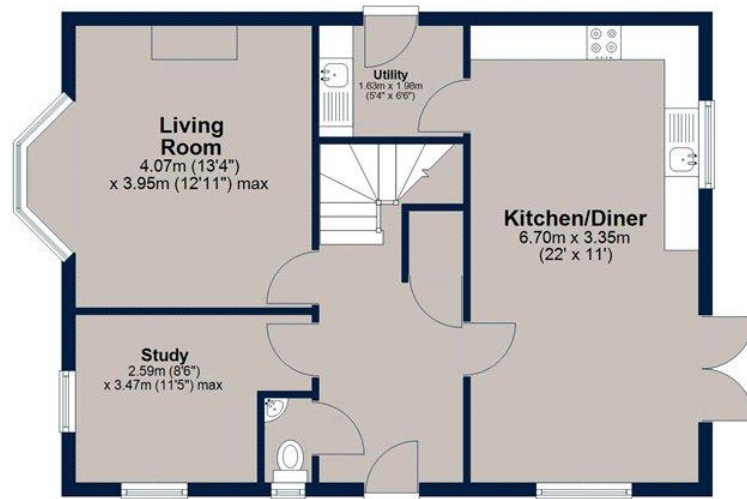
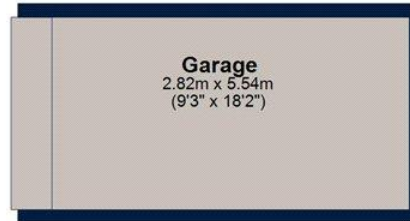
Externally, the property benefits from attractive kerb appeal, a long private driveway offering ample off-road parking, and a detached garage providing additional storage or secure parking.

Positioned within a peaceful residential setting, this home combines practical living space with a desirable location, making it an excellent choice for growing families.



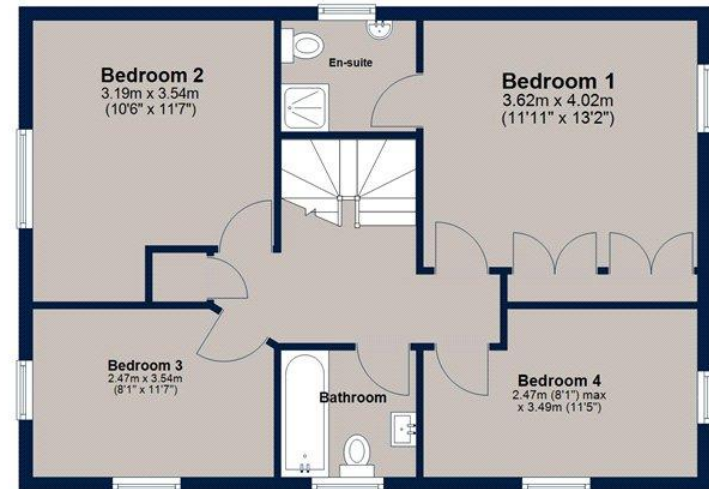
### Ground Floor

Main area: approx. 60.7 sq. metres (653.2 sq. feet)  
Plus garages, approx. 15.6 sq. metres (168.2 sq. feet)



### First Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



Main area: Approx. 125.4 sq. metres (1349.4 sq. feet)

Plus garages, approx. 15.6 sq. metres (168.2 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.

## Key Information

Local Authority - Melton Borough Council

Council Tax Band - E

Tenure - Freehold

EPC Rating - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	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](mailto:melton@osprey-property.co.uk)

[osprey-property.co.uk](http://osprey-property.co.uk)



Mortgage Scout\* are experts at seeking out the best way to buy the home of your dreams. They've been matching buyers with money saving mortgages since 2003. Combining attention to detail with industry knowledge, they'll track down the mortgage deal that works for you.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed.

#### 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.