



Offers Over £180,000 | Freehold
Kings Road, Melton Mowbray LE13 1QG





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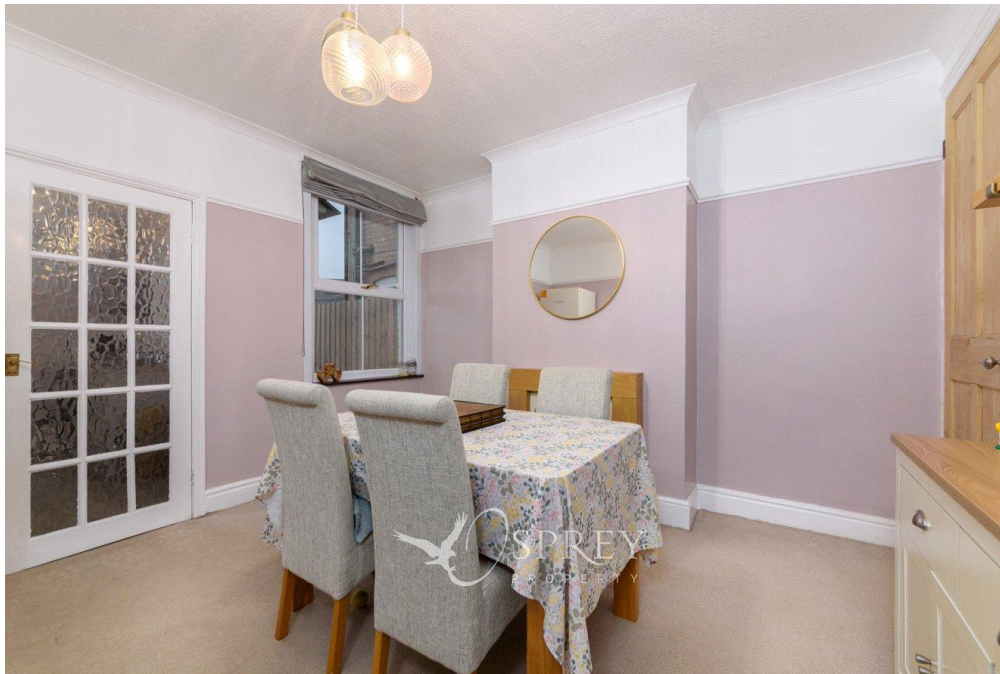
- Three-Bedroom
 - Mid-Terraced Home
 - Spacious Bay-Fronted Living Room
 - Ground Floor Family Bathroom
 - Close To Local Amenities
 - Fitted Kitchen
-

Situated in a popular and well-established residential area of Melton Mowbray, this well-presented three-bedroom mid-terraced home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families, or buy-to-let investors.

The property is approached via a welcoming entrance which leads into a bright and comfortable living room, featuring a bay window that allows plenty of natural light to flood the space.

To the rear of the property is a generous dining room, providing the perfect setting for family meals and entertaining guests. Beyond this, the fitted kitchen offers a practical layout with ample worktop and cupboard space, while the ground floor is completed by a family bathroom.

To the first floor, the property offers three well-proportioned bedrooms, including two generous double bedrooms and a good-sized third bedroom, ideal as a child's room, guest bedroom, nursery or home office.





 SPREY
PROPERTY





Externally, the property benefits from a particularly attractive enclosed rear garden.

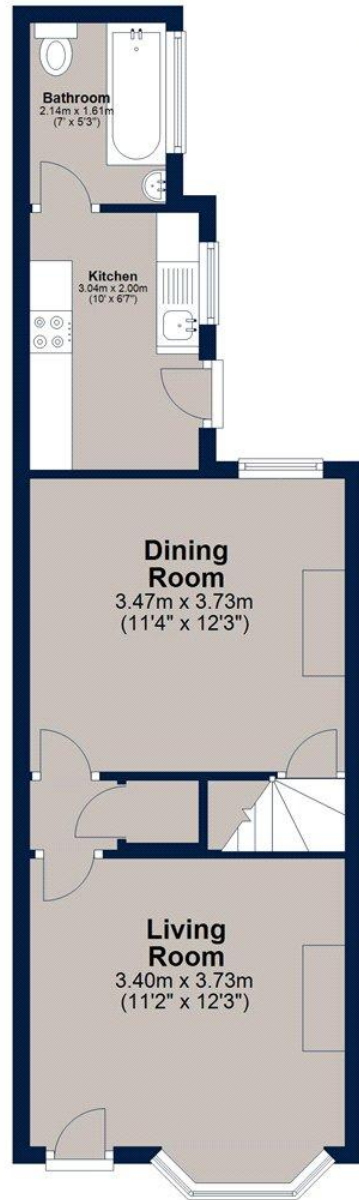
Mainly laid to lawn with a paved patio area, it provides plenty of space for children to play, outdoor dining, or simply relaxing during the warmer months. The garden also enjoys a good degree of privacy and offers fantastic potential for keen gardeners.

Conveniently located close to local schools, shops, parks and everyday amenities, the property also benefits from excellent transport links into Melton Mowbray town centre and surrounding areas, making it a practical home for commuters and families alike.

Offering spacious accommodation throughout and a fantastic rear garden, this charming home is ready for its next owners to move straight in and enjoy.



Ground Floor



First Floor



Total area: approx. 75.2 sq. metres (809.6 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
Plan produced using PlanUp.

Key Information

Local Authority - Melton Borough Council

Council Tax Band - A

Tenure - Freehold

EPC Rating - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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