



Guide Price £310,000 | Freehold
Grange Close, Melton Mowbray LE13 0RZ





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- Three generous double bedrooms
 - Principal bedroom with en-suite shower room
 - Spacious front-facing living room
 - Open-plan kitchen/diner with French doors to the garden
 - Downstairs WC
 - Stunning open countryside views to the rear
 - Tandem driveway providing off-road parking
 - Single garage
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Situated in a sought-after position at the top of Nottingham Road in Melton Mowbray, this beautifully presented three double bedroom detached family home offers modern living in a peaceful setting, with stunning open countryside views to the rear.

The property begins with a welcoming entrance hall, with the staircase to the left, a convenient downstairs WC and useful under-stairs storage.

To the front of the property is a generous and light-filled living room, providing the perfect space to relax and unwind.

To the rear is a spacious open-plan kitchen/diner, offering plenty of room for cooking, dining as well as entertaining.

The kitchen also offers additional storage and enjoys French doors opening onto the enclosed rear garden, filling the ground floor with natural light and creating the perfect space for modern family living.





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The rear garden is mainly laid to lawn, making it ideal for families or simply enjoying the peaceful surroundings and beautiful countryside views.

Upstairs, the property offers three well-proportioned double bedrooms.

The principal bedroom is located at the front of the house and benefits from its own modern en-suite shower room, with beautiful views over the countryside.

Adjacent is the contemporary family bathroom, finished to a high standard.

To the rear are two further spacious double bedrooms.

Externally, the property benefits from a tandem driveway providing off-road parking for multiple vehicles, together with a single garage.

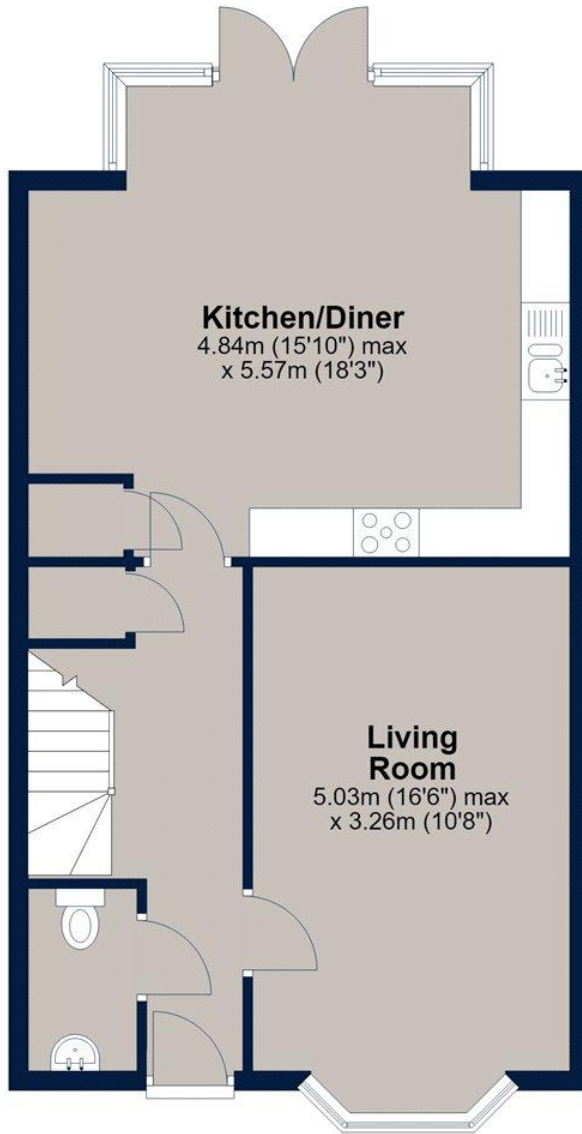
Perfectly positioned on the edge of town, the property enjoys a quiet location whilst remaining just a short drive from the town centre and its wide range of amenities.

The popular Hilltop Farm café and farm shop is also within easy walking distance, offering a fantastic local destination for breakfast, lunch or shopping for local produce.



Ground Floor

Approx. 54.5 sq. metres (587.1 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



Total area: approx. 104.9 sq. metres (1129.1 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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Key Information

Local Authority- Melton Borough Council

Council Tax Band - D

Tenure - Freehold

EPC Rating - B

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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