



Asking Price £240,000 |

Grange Drive, Melton Mowbray, Leicestershire, LE13 1HA





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- Beautifully refurbished three-bedroom semi-detached home
 - Popular residential location on Grange Drive
 - Private driveway with off-road parking
 - Welcoming entrance porch
 - Bright and spacious living room
 - Versatile gym/garage with power, water and garden access
 - Potential to create additional living accommodation (subject to any necessary consents)
 - Stunning recently fitted open-plan kitchen/dining room
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Situated on the popular Grange Drive in Melton Mowbray, this beautifully refurbished three-bedroom, semi-detached home has been thoughtfully renovated throughout, offering fantastic modern living that is ready to move straight into.



The property is set back from the road with a private driveway providing off-road parking.

Entering through the welcoming front porch, you are greeted by a bright and spacious living room, creating a warm and inviting space.

To the right of the living room is a versatile room, currently used as a home gym.

Shown on the floorplan as a gym/garage, this useful space benefits from electricity, water and a door leading directly into the rear garden, making it ideal for a variety of uses including a home office, hobby room or home gym, even with potential to convert into further living space.

To the rear of the property is the stunning open-plan kitchen/dining room.







Recently fitted and beautifully maintained, this contemporary space provides ample room for both cooking and dining, with double doors opening onto the rear garden, allowing natural light to flood the room and creating the perfect indoor-outdoor entertaining space.

Outside, the enclosed rear garden has been designed for low-maintenance, featuring a patio area and a generous lawn, ideal for families.

Upstairs, the accommodation comprises three well-proportioned bedrooms.

To the front of the property are the spacious principal double bedroom and the third bedroom, while to the rear is the second double bedroom alongside the family bathroom, complete with a bath and shower over.

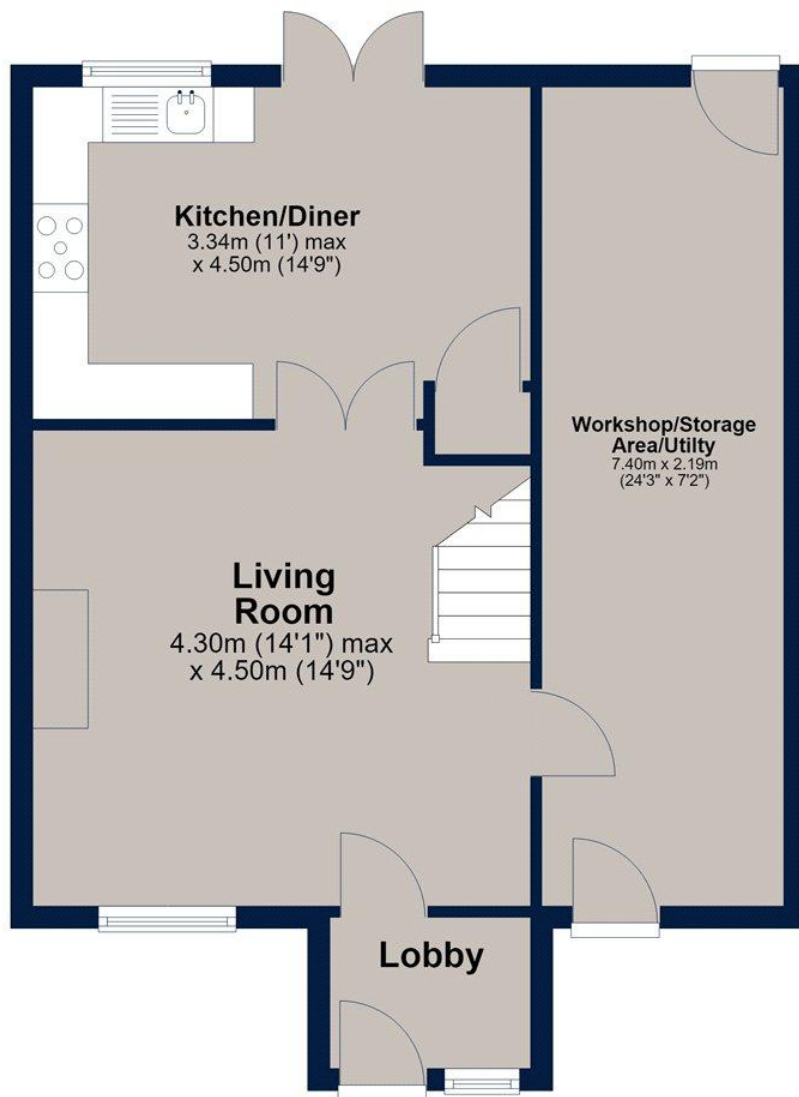
Grange Drive is an excellent location within easy walking distance of Melton Mowbray town centre, offering a wide range of shops, cafés and local amenities.

The property is also conveniently positioned close to well-regarded schools and excellent transport links, making it an ideal home for families and first-time buyers.



Ground Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 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.

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Plan produced using PlanUp.

Key Information

Local Authority – Melton Borough Council

EPC

Rating = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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