



Mason Road, Melton Mowbray  
Asking Price Of £259,950





This well presented three bedroom, detached home offers over 950 square feet of accommodation. Externally there is parking for several vehicles, a garden office, and enviable views of the surrounding countryside.

Located to the north of the Rural Capital of Food - Melton Mowbray, this property offers modern open plan family living. This family home is nestled to the edge of the estate with wonderful countryside views. The ground floor offers an entrance hall, open plan kitchen/diner, separate utility room, living room and downstairs cloakroom. The first floor offers three bedrooms and a family bathroom; the principal bedroom has an in-suite. Outside to the front is a gravelled area designed for low maintenance and driveway parking. The rear garden offers a patio area with an outdoor office/workshop and a garden area mainly laid to lawn.

Tenure: Freehold

All Mains 'services

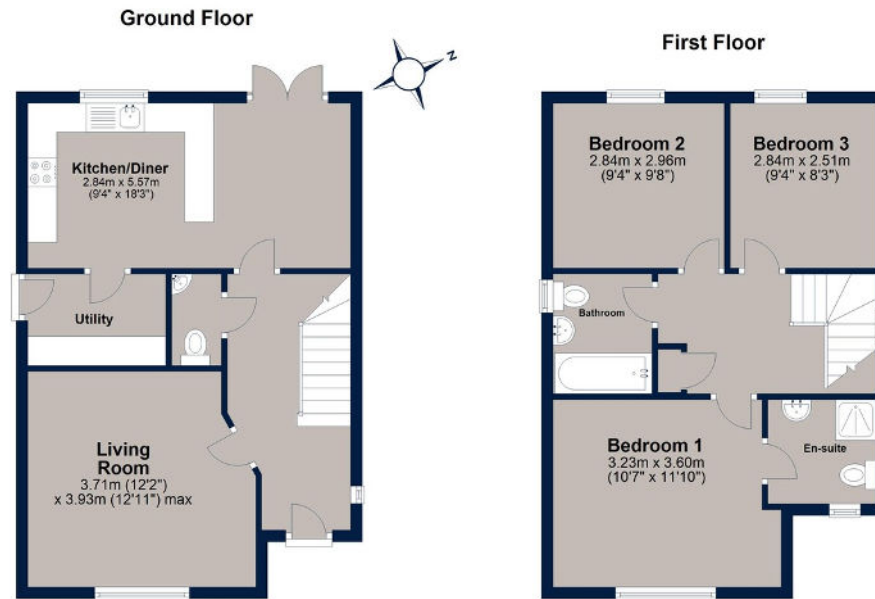
Council Tax Band: D







# Mason Road, Melton Mowbray



Total area: approx. 88.8 sq. metres (955.7 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.



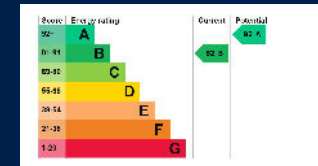
**Osprey Oakham**  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

**Osprey Stamford**  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

**Osprey Oundle**  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

**Osprey Melton**  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

This well presented three bedroom, detached home offers over 950 square feet of accommodation. Externally there is parking for several vehicles, a garden office and enviable views of the surrounding countryside.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements