



Kestrel Road, Melton
Mowbray
£180,000 (Offers Over)



Guide Price: £180,000 - £200,000

A rare opportunity to purchase this immaculately presented and much enhanced two-bedroom home which occupies a peaceful and secluded position on the south side of town. The property is approached from the driveway which leads to the entrance door along with gated access to the rear garden. The tastefully decorated internal accommodation comprises of entrance hall, modern re-fitted bathroom, two bedrooms, living room/diner with multi-fuel burner and kitchen with the added touch of thermostatic controlled underfloor heating. Externally, there is a pretty rear garden which enjoys a southerly facing aspect and is tastefully landscaped with a range of herbaceous plants and spring bulbs plus a wildlife pond. The driveway offers parking for at least 2 vehicles. An early viewing is advised!

Situated within a well-established residential location, the property is well-positioned within easy walking distance of a bus stop on Dalby Road, offering a regular service to Leicester and Syston via the town centre. The bungalow is conveniently located for a range of local amenities, such as a SPAR, Post Office, and public house, alongside town centre amenities which are within walking distance.

All mains services

Tenure: Freehold

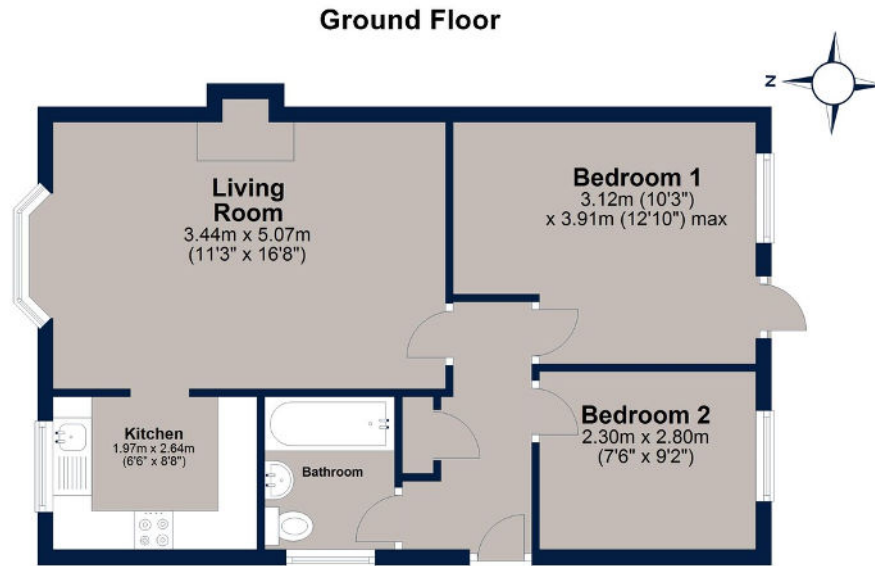
Council Tax Band: B

EPC Rating: C





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Total area: approx. 49.8 sq. metres (535.8 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.



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Melton Mowbray, "the rural capital of food", is a thriving market town offering twice weekly markets on a Tuesday and Saturday. There are also plenty of small independent shops within the town, and for those who enjoy active life there is a town park upheld and maintained by the historic Melton Town Estate. The town is well connected with a railway station with regular trains to Leicester, Birmingham, Peterborough, Cambridge and Stansted Airport, as well as benefitting from sound road links to Nottingham, Leicester and Loughborough.

