



Craven Street, Melton Mowbray Offers Over £335,000





This stunning three-bedroom home sits on a generous plot and offers over 1300 square feet of accommodation. Externally there are parking spaces for numerous vehicles and a garden office and separate storeroom.

Located on the South side of Melton Mowbray, this home combines modern open plan

family living with period charm, generous proportions, and a high-end finish. This stunning residence has excellent ceiling height throughout whilst retaining original features and an abundance of natural light. The property is positioned on a good-sized plot, with a decked and grassed garden area and parking for multiple vehicles. The property provides an entrance hall, a stunning open plan sitting room, kitchen with a range style cooker, dining room with tri-fold doors to the decked area and garden beyond. There is a separate bay windowed living room, utility room and downstairs cloakroom. The first floor offers three bedrooms and a newly refurbished family bathroom. Externally there is parking for numerous vehicles, a garage that has been converted to an office and separate storeroom and a garden with a decked area and steps to a lawn with established plants, trees, and shrubs.







Tenure: Freehold

All Mains Services

Council Tax Band: C

EPC Rating: C

















ENTRANCE HALL

LIVING ROOM 3.13m x 3.94m (10'10" x 12'11")

SITTING ROOM 3.61m x 3.49m (11'10" x 11'5")

KITCHEN/DINING ROOM 5.58m x 5.85m (18'4" x 19'2")

UTILITY ROOM 3.11m x 1.96m (10'2" x 6'5")

WC 1.78m x 1.14m (5'10" x 3'9")

BEDROOM ONE 3.39m x 3.49m (11'1" x 11'5")

BEDROOM TWO 3.53m x 3.49m (11'7" x 11'5")

BEDROOM THREE 2.25m x 2.26m (7'5" 7'5")

LANDING

BATHROOM 2.27m x 2.37m (7'5" x 7'9")

OFFICE 3.11m x 3.40m (10'2" x 11'2")

STORE ROOM 3.11m x 0.95m (10'2" x 3'1")





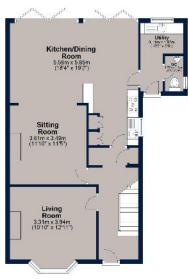




# Craven Street, Melton Mowbray

#### **Ground Floor**





#### First Floor



Total area: approx. 125.3 sq. metres (1348.3 sq. feet)

No site fluctuite propose any entries or the consection of the properly fluctuations. Plan scened by 647 site.

Plan productions (PAP)

### 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
o1832 272225
oundle@osprey-property.co.uk

#### Osprey Melton

8 Burton Road
Melton
Leicestershire, LE13 1AE
o1664 778170
melton@osprey-property.co.uk

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby

Oakham in addition to the

Loughborough Endowed Schools,

Ratcliffe College and Leicester
Grammar School. The town is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both

Grantham and Leicester (approximately 1 hour).



