



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" x 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")





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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).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	86 B

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