



Craven Street, Melton
Asking Price Of £335,000





A stunning period home, with an abundance of original features, three reception rooms, three double bedrooms and a cellar. Externally there is a fabulous well-stocked, south facing cottage garden.

Located in the South of the rural capital of food - Melton Mowbray, this fabulous home offers period charm, generous proportions, and a high-end finish. This lovely residence has excellent ceiling height throughout whilst retaining original features and an abundance of natural light. The property has been thoughtfully configured to provide an entrance hall, a living room and dining room, a separate morning room with feature parquet flooring from Birstall Library dating back from the early 1900's, a kitchen and WC to the ground floor. The first floor offers three double bedrooms and a family bathroom; the principal bedroom offers dual aspect windows, wooden flooring, and picture rails. The basement offers a good space for storage. Outside is a pretty and secluded, well- stocked south facing, cottage style garden with seating areas and a Wendy house. The current owners have lovingly maintained the property over the years. Call for more details and to arrange a viewing.

Tenure: Freehold
All mains' services
Council Tax Band: C
EPC rating: C





LIVING ROOM 3.77m x 3.92m (12'4" x 12'10")

DINING ROOM 3.81m x 3.24m (12'6" x 10'8")

MORNING ROOM 4.24m x 3.27m (13'11" x 10'9")

KITCHEN 5.11m x 3.27m (13'11" x 10'9")

WC

BEDROOM ONE 3.73m x 5.00m (12'3" x 16'5")

BEDROOM TWO 3.85m x 3.22m (12'8" x 10'7")

BEDROOM THREE 2.60m x 3.27m (8'6" x 10'9")

BATHROOM

BASEMENT







TOWN LIFE 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).

IMPORTANT INFORMATION Property Misdescriptions Act 1991: Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

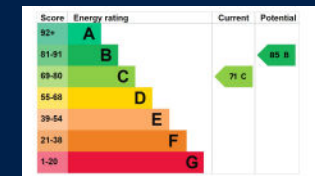




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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