



Wycomb Grove, Melton Mowbray
£208,000



Sure to attract strong interest, this two double bedroomed semi-detached home offers first time buyers and young families an excellent step onto the ladder. Situated in the quiet and secluded Wycomb Grove to the south side of town, the property is positioned within walking distance to local amenities and strong schooling options. Melton Mowbray town centre is also only a short walk or bus journey away.

The property benefits from being renovated and decorated by the current vendors throughout; with the ground floor offering a beautifully appointed living room with bespoke TV wall unit, a modern kitchen diner with a range of eye and base level units, tiled splashbacks and double oven, conservatory with double doors leading into the garden and providing internal access to the garage also. The first floor offers two double bedrooms, both of which benefit from large windows allowing for built in wardrobes. The bathroom has been modernised by the current vendors to offer a walk-in rainfall shower, new pedestal sink and WC. Externally the property offers low maintenance front and rear gardens with patio and decked areas, driveway parking and a single garage.

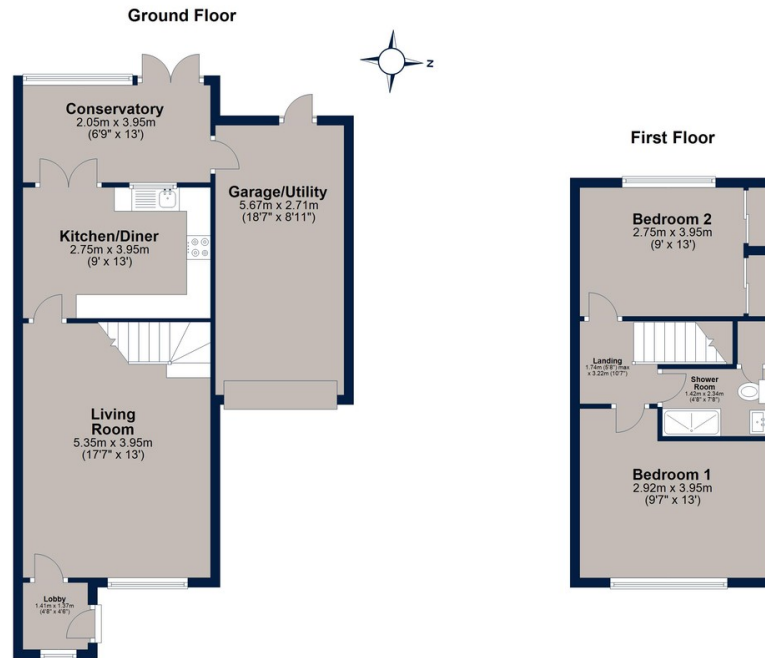
An opportunity not to be missed - to arrange your viewing appointment, please contact the office today.

All mains' services
Tenure: Freehold
Council Tax Band: B





Wycomb Grove, Melton Mowbray

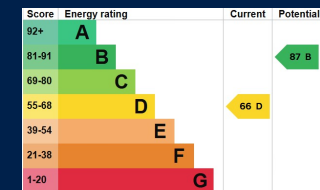


Total area: approx. 91.5 sq. metres (984.4 sq. feet)

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.



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/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).



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



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