



Offers in excess of £220,000 | Freehold

Nottingham Road, Melton Mowbray LE13 0NU





Key Features & Description

- Two well-proportioned double bedrooms
- Modern walk-in shower room
- Southeast-facing, low-maintenance landscaped garden
- Light-filled conservatory with direct garden access
- Open countryside views to the rear
- Off-road parking
- EPC Rating D | Council Tax Band
- Service Charge £250 PA | Ground rent £0 PA | 0 years

Located within the highly sought-after Sysonby Lodge development, this spacious two-bedroom mews cottage enjoys a quiet position at the end of a private driveway on the north side of Melton Mowbray. Conveniently placed for local schools, amenities and the town centre, with excellent commuter links to Nottingham, Leicester and Grantham, the property offers peaceful living without compromise.

The ground floor features a welcoming porch and entrance hall, cloakroom, a bright and generous lounge, fitted kitchen and a light-filled conservatory overlooking the garden. Upstairs offers two double bedrooms and a modern family shower room.

Outside, the home benefits from off-road parking and a beautifully landscaped, low-maintenance rear garden with open countryside views.

Tenure: Freehold

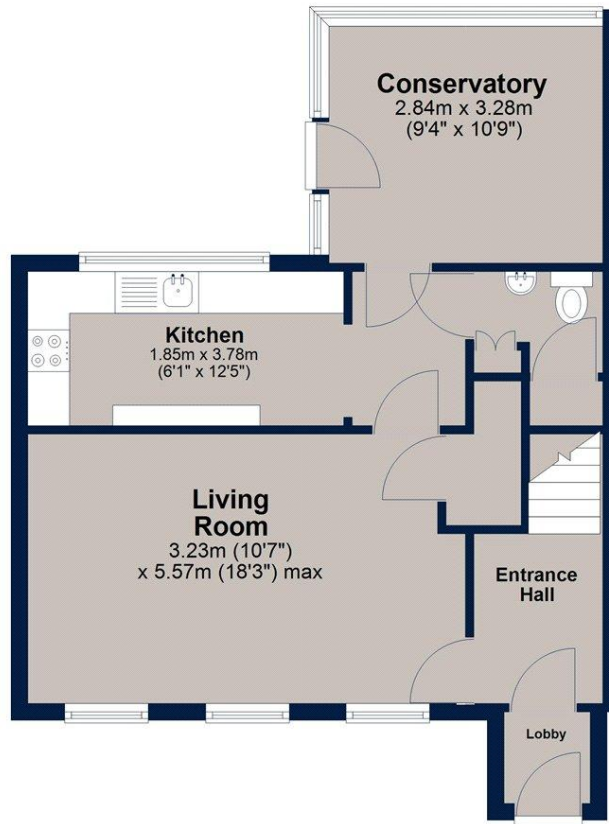
All mains' services





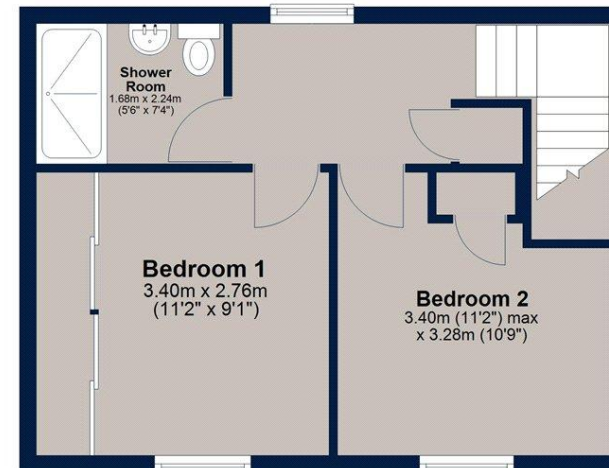
Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 83.2 sq. metres (895.8 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.
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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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