



Guide Price: £360,000-£375,000 | Freehold

Holland Road, LE13 0LU





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- 4 Bedrooms
 - Detached garage
 - En-suite
 - Close to local amenities
 - Driveway
 - Quiet road
-

Situated on a quiet road in the sought-after market town of Melton Mowbray, this spacious four-bedroom detached family home at Holland Road offers well-balanced accommodation across two floors, ideal for modern family living.

The ground floor features a welcoming entrance hall leading to a generous living room with bay window, a versatile study perfect for home working, downstairs WC, utility room, and an impressive open-plan kitchen/diner providing an excellent space for everyday living and entertaining.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious principal bedroom complete with a private en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.







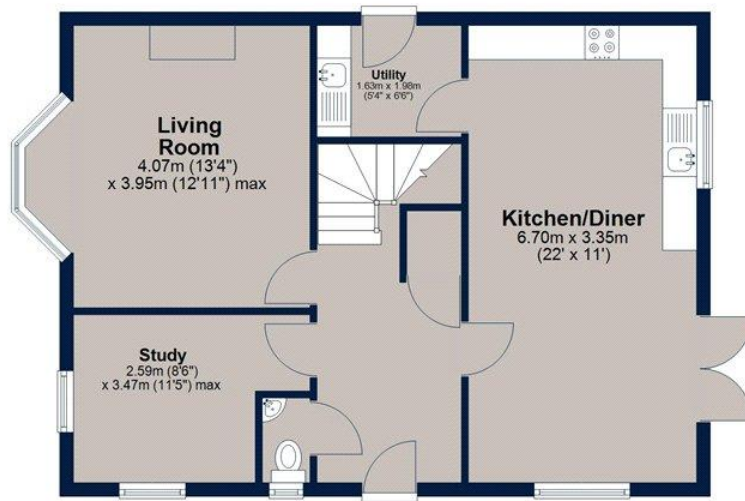
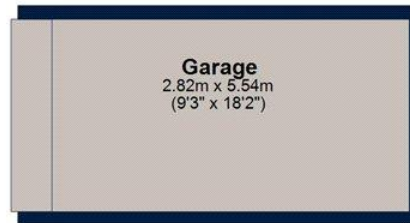


Externally, the property benefits from attractive kerb appeal, a long private driveway offering ample off-road parking, and a detached garage providing additional storage or secure parking. Positioned within a peaceful residential setting, this home combines practical living space with a desirable location, making it an excellent choice for growing families.



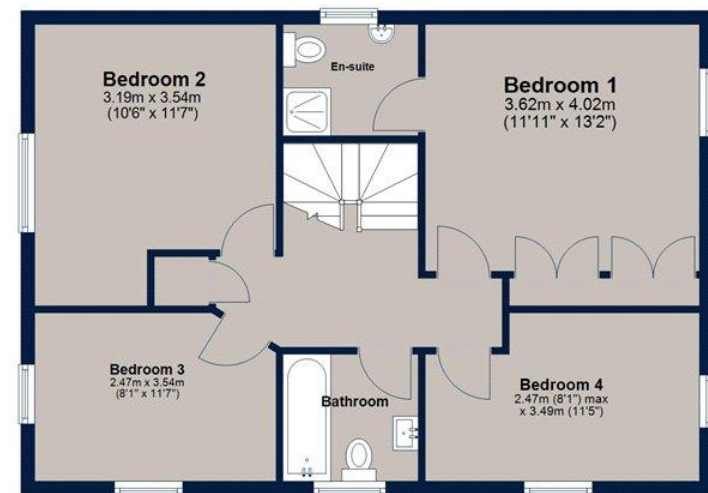
Ground Floor

Main area: approx. 60.7 sq. metres (653.2 sq. feet)
Plus garages, approx. 15.6 sq. metres (168.2 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



Main area: Approx. 125.4 sq. metres (1349.4 sq. feet)

Plus garages, approx. 15.6 sq. metres (168.2 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. www.m-photo.pro
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Key Information

Local Authority
Melton Borough Council

Council Tax
Band = E

Tenure
Freehold

EPC
Rating = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Osprey Melton Mowbray Sales

8A Burton Street, Melton Mowbray
Leicestershire
LE13 1AE

T: **01664 778170**

melton@osprey-property.co.uk

osprey-property.co.uk



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