



Asking Price £325,000 | Freehold
King Street, Scalford, LE14 4DW





King Street, Scalford, LE14 4DW

- Charming character cottage
 - Three bedrooms
 - Study/potential fourth bedroom
 - Separate living room
 - Kitchen/dining room
 - Ground floor WC
 - Family bathroom with shower over bath
 - Bright and attractive garden
 - Off-street parking
-

Situated in the sought-after village of Scalford, this delightful three-bedroom character cottage offers over 1,100 sq ft of well-presented accommodation providing practical family living.

Benefitting from off-street parking, a bright and attractive garden, and a peaceful village setting, this property is ideal for those seeking a quieter pace of life.

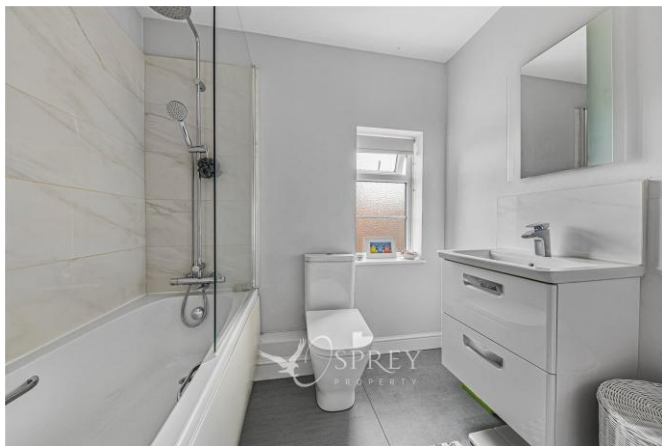
The accommodation begins with a welcoming entrance hall.

To the right is a spacious kitchen/dining room, providing an excellent space for everyday living and entertaining. To the left is a convenient ground floor WC.

To the rear of the property is a versatile study which offers the flexibility to be used as a home office or potential fourth bedroom.









A separate living room with character features adding more space for comfort.

To the first floor, the Master bedroom benefits from an en-suite shower room.

There are two further bedrooms and a family bathroom fitted with a bath and shower over.

Outside, the property enjoys a bright garden, perfect for relaxing, entertaining or enjoying the surrounding village atmosphere.

Off-street parking adds further convenience.

Scalford is a picturesque village surrounded by the Leicestershire countryside, offering the appeal of quiet village life whilst remaining within easy reach to the town of Melton Mowbray.



Ground Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)
(excluding En-suite)



Total area: approx. 95.0 sq. metres (1022.7 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
Plan produced using PlanUp.

Key Information

Local Authority- Melton Borough Council

Council Tax Band - B

Tenure - Freehold

EPC Rating - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 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



Mortgage Scout* are experts at seeking out the best way to buy the home of your dreams. They've been matching buyers with money saving mortgages since 2003. Combining attention to detail with industry knowledge, they'll track down the mortgage deal that works for you.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed.

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.