



Asking Price £275,000 | Freehold
Oak Road, Melton Mowbray LE13 1BD





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- Three-bedroom semi-detached home
 - Quiet and convenient Oak Road location
 - Beautifully Maintained kitchen/breakfast room
 - Double doors opening onto the garden
 - Separate dining area with further garden access
 - Bright and spacious living room
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A beautifully presented three-bedroom semi-detached home, ideally situated on the popular and peaceful Oak Road in Melton Mowbray.

The property is set back from the road with a gravel driveway providing off-road parking, with a gated side access leading through to the rear garden.

Upon entering, a useful porch provides a welcoming entrance to the home.

To the back right at the end of the hallway is the heart of the property.

A large, modern kitchen/breakfast room which has been exceptionally well maintained.

The generous layout provides plenty of room for a dining or seating area, making it a wonderfully sociable space for everyday family life.

Double doors open directly onto the garden, creating a bright, airy room with a lovely connection between the inside and outside.









To the left of the kitchen is a separate dining area offering plenty of space for
furniture

The living area is a large open space with a high ceiling and a large window
looking out onto the garden.

The kitchen is a modern kitchen with a large island unit and a range hood.
The island unit has a sink and a hob.

The bathroom is a modern bathroom with a large shower and a toilet.

The bedrooms are a large bedroom and a smaller bedroom.

The garden is a large garden with a lawn and a path.

The house is a three bedroom house with a large garden.

Excellent location for commuting to work and shopping.
At the heart of the village with easy access to the main road.
Living area is a large open space with a high ceiling and a large window
looking out onto the garden.

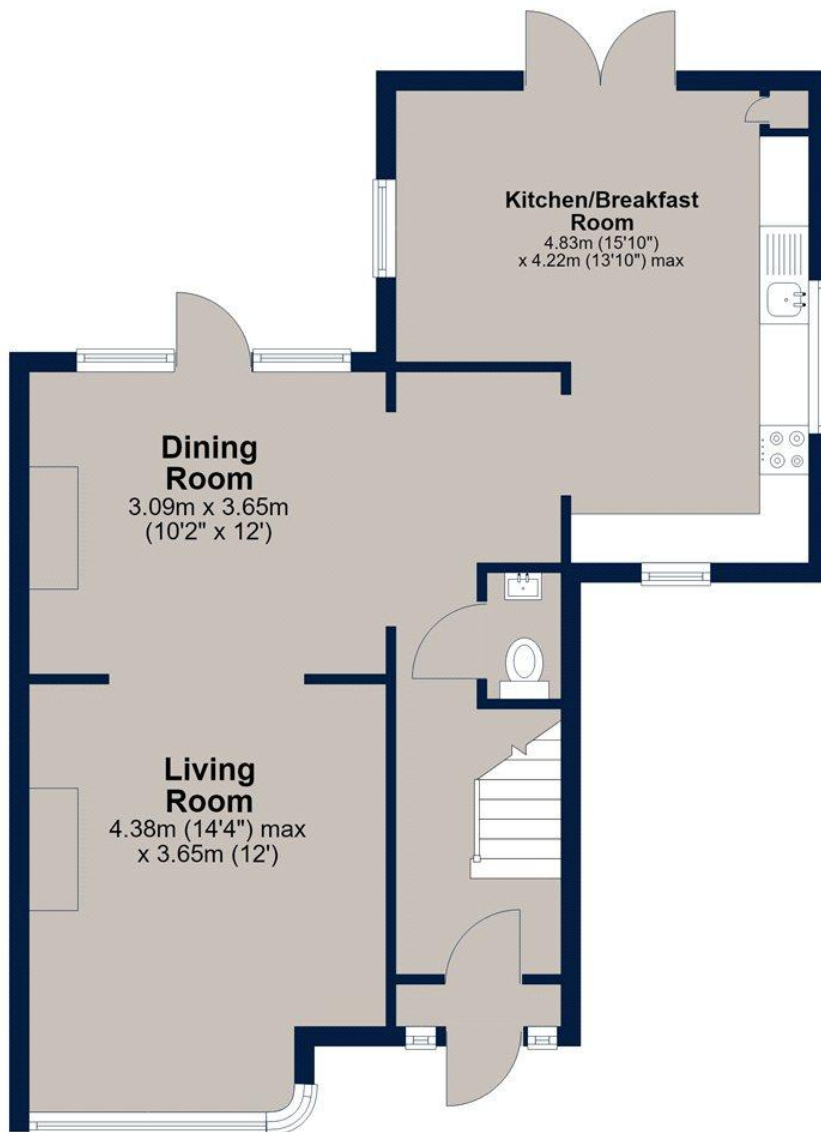
Open plan living area with a large fireplace and a large window
looking out onto the garden.

Master bedroom with a large wardrobe and a large window
looking out onto the garden.



Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 94.9 sq. metres (1021.2 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

Council Tax
Band = B

Tenure
Freehold

EPC
Rating = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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