



Asking Price £325,000 | Freehold
Ankle Hill, Melton Mowbray LE13 0QJ





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- 3 Bedrooms
 - Downstairs WC
 - Spacious Kitchen/Diner
 - Off Road Parking/Carport
 - Ideal Location
 - Beautifully Maintained
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Situated on Ankle Hill in Melton Mowbray, this well-presented three-bedroom home offers versatile accommodation arranged over two floors, together with off-road parking and a lovely rear garden.

The ground floor comprises an entrance hall, spacious living room, separate dining room, kitchen, utility room, home office and downstairs WC.

The living room provides a comfortable space to relax, while the separate dining room is ideal for family meals and entertaining.

The kitchen is positioned towards the rear of the property and enjoys views over the garden.

The useful utility room provides additional storage and space for laundry appliances, while the separate office offers an ideal space for working from home or studying.







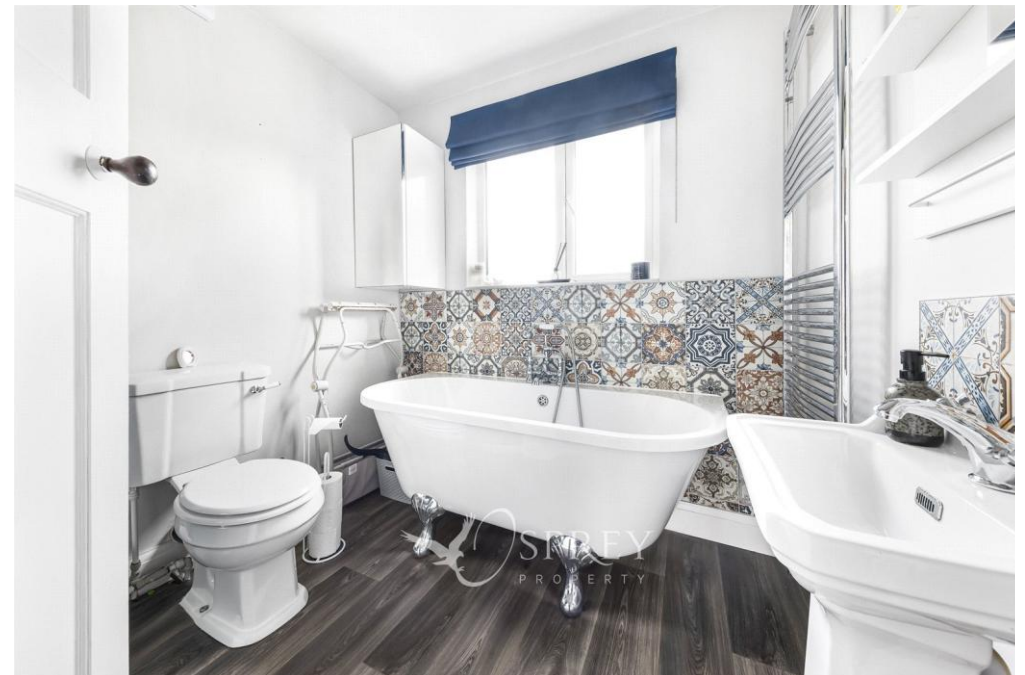


Upstairs, there are three bedrooms, including two well-proportioned double bedrooms and a further bedroom, along with a family bathroom.

Externally, the property benefits from off-road parking to the front, positioned beneath the raised decking, providing valuable private parking.

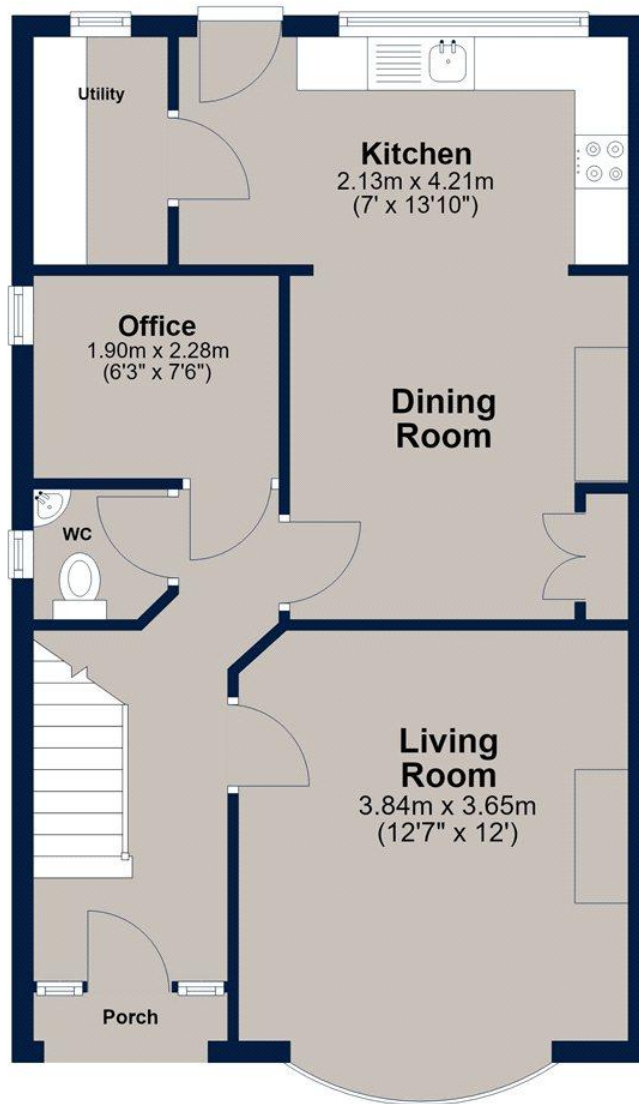
To the rear is a lovely garden, offering a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months.

Overall, this is a versatile home offering a good combination of living space, useful additional rooms, private parking and attractive outside space, making it an ideal choice for a range of buyers.



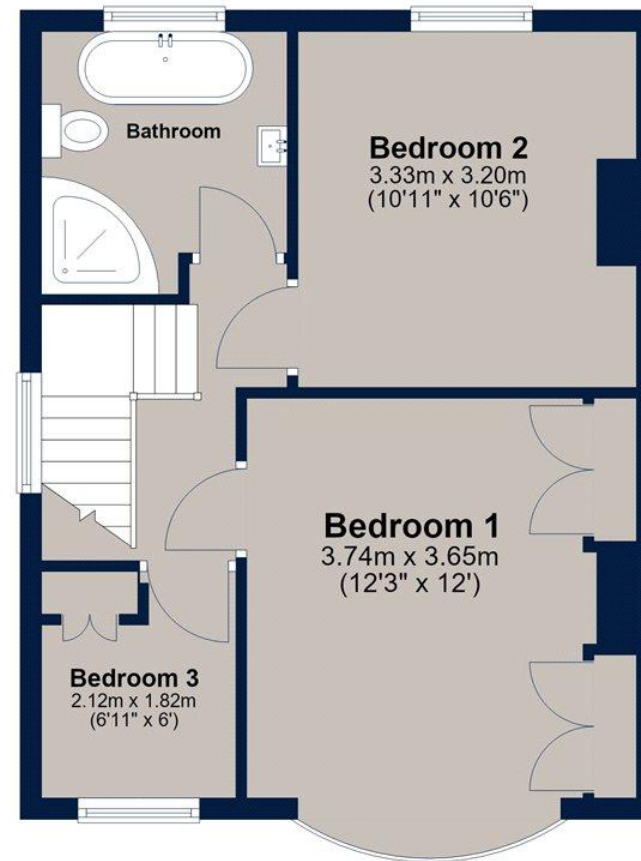
Ground Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Total area: approx. 93.1 sq. metres (1002.5 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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Plan produced using PlanUp.

Key Information

Local Authority
Melton Borough Council

Council Tax
Band = C

Tenure
Freehold

EPC
Rating = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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