



Tamar Road, Melton Mowbray
Offers In Region Of £350,000



This four-bedroom detached home sits on a good-sized plot and offers circa 1800 square feet of accommodation. Externally there is a double garage and driveway and a large front and rear garden.

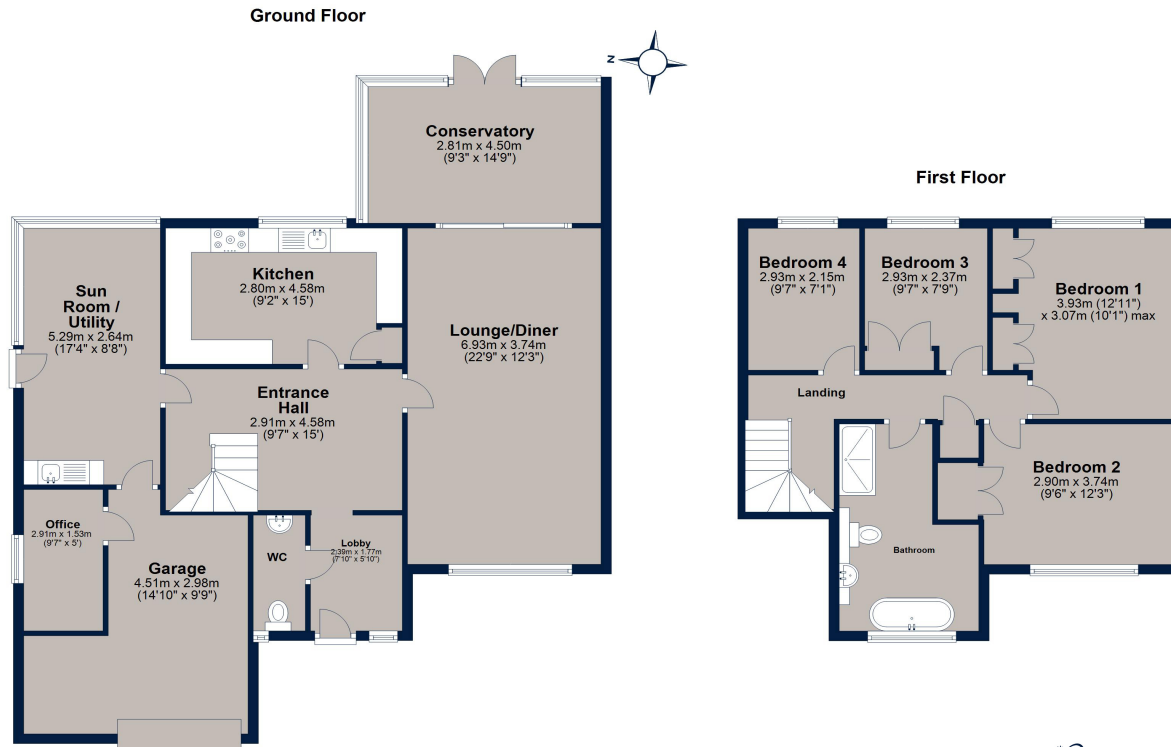
This good sized four bedroom detached home is located on the South side of Melton Mowbray, providing excellent living space for families, zoned garden areas and parking for multiple vehicles. The property has been configured to provide a lobby and separate entrance hall, a kitchen and lounge/diner, a conservatory, utility/garden room, office, double garage and a cloakroom to the ground floor. The first floor offers four bedrooms and a large family bathroom. Outside is an excellent size garden to the rear with a large patio and a separate decked area with covered seating. To the front the property is set back from the road and offers a substantial driveway and garden area.

Tenure: Freehold
All mains' services
Council Tax Band: D
EPC rating: C





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Total area: approx. 168.8 sq. metres (1817.4 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
Plan produced using PlanUp.



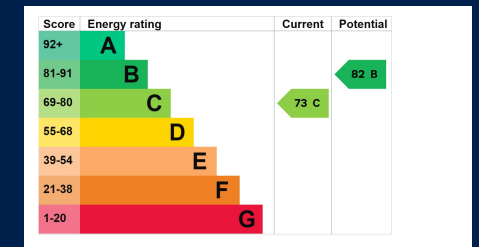
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Melton Mowbray, "the rural capital of food", is a thriving market town offering twice weekly markets on a Tuesday and Saturday. There are also plenty of small independent shops within the town, and for those who enjoy active life there is a town park upheld and maintained by the historic Melton Town Estate. The town is well connected with a railway station with regular trains to Leicester, Birmingham, Peterborough, Cambridge and Stansted Airport, as well as benefitting from sound road links to Nottingham, Leicester and Loughborough.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements