



 SPREY
PROPERTY

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Dorset Drive, Melton Mowbray
£370,000 (Offers Over)





A rarely available detached home situated on a good-sized plot, with a large garden and open countryside views to the rear. This three-bedroom family home is situated on the desirable Dorset Drive and offers excellent living space with the bonus of sunroom and separate playroom.

LOBBY Half glazed door leads into the entrance hall with tiled flooring and space for shoes and coats.

DOWNSTAIRS WC AND CLOAKROOM Featuring tiled flooring and an obscured window to the front aspect, WC, wash hand basin and a wall mounted radiator.

ENTRANCE HALL A carpeted space with under stairs cupboards for storage.

KITCHEN Featuring a bay window to the front aspect, a good-sized kitchen with an abundance of shaker style wooden wall and base units, wood effect work surfaces, integrated dishwasher, cooker, hob and extractor unit, a sink and a half sink, drainer and a door to the rear lobby.

REAR LOBBY With a door from the front of the property through to the rear, this is also a good storage space if needed.

LOUNGE/DINER A good sized carpeted room with windows to the rear and doors through to the sunroom allowing plenty of light and a feature fireplace with surround.





SUNROOM With double doors to the rear garden beyond, windows allowing an abundance of light and laminate flooring.

PLAYROOM/FOURTH BEDROOM With a door leading from the sunroom, a window to the side aspect and laminate flooring.

BEDROOM ONE A tastefully decorated double room with plenty of space for bedroom furniture, a window to the front aspect and a wall mounted radiator.

BEDROOM TWO Also a carpeted double with uninterrupted views to the rear and a wall mounted radiator.

BEDROOM THREE The third bedroom is also a double - with views to the rear, a wall mounted radiator and carpeted flooring.

FAMILY BATHROOM A tastefully decorated part-tiled bathroom featuring a bath with shower over, a vanity unit with integrated sink, a heated towel rail and an obscured window to the side aspect.

EXTERIOR The property sits back from the large, bricked driveway and has space for numerous vehicles. The front garden features established bushes and greenery.

REAR GARDEN Featuring a larger than average patio area, is mainly laid to a large formal lawn







with Shrubbery and plant filled borders and established trees. The good-sized garden features a fenced perimeter, a summer house, a shed and a Wendy house

IMPORTANT INFORMATION Property Misdescriptions Act 1991 Property details herein do not form part or all an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

Services: All mains' Services

Freehold

Council Tax Band: D

EPC Rating: D



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Total area: approx. 123.9 sq. metres (1334.0 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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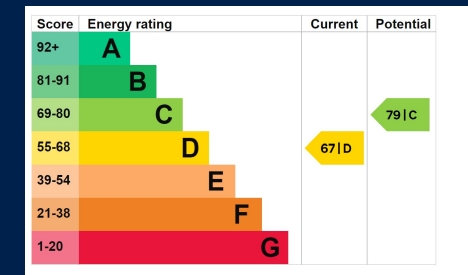
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A rarely available detached home situated on a good sized plot, with a large garden and open countryside views to the rear. This three/four bedroom family home is situated on the desirable Dorset Drive and offers excellent living space with the added bonus of a sunroom and separate playroom.



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