



Tamar Road, Melton Mowbray  
£259,950 (Offers Over)





SPREY  
PROPERTY





A deceptively spacious three-bedroom, two-bathroom family home on an incredible corner plot on the South side of Melton. Offering generous living space and over 1200 square feet of accommodation this home has been lovingly extended and features an enviable private garden, a garage in a separate block with off road parking. This family home has been beautifully renovated and is positioned on a deceptively large plot with a wrap around, private garden, garage and off road parking.

The property has been configured to provide a lobby/porch and a separate entrance hall, a living room with a window to the front aspect, a fabulous feature open plan kitchen/breakfast room and dining room with a breakfast bar, with a range of integrated appliances, including a double oven, hob and extractor unit, separate utility room, sunroom/playroom and a downstairs WC.

To the first floor the master bedroom features an ensuite bathroom and built in wardrobes, there are two further bedrooms and a family bathroom.

Outside is an excellent private wraparound garden and a further good sized garden to the front. The current owners have lovingly refurbished the property to an exceptional standard over the years, extending the property to become a three bedroom and an ensuite, and changing the layout to provide open-plan living. All windows have been recently fitted, conservatory roof converted to provide a sunroom/playroom, a brick-built porch, and new radiators throughout. Call for more details and to arrange a viewing.

Tenure: Freehold

Council Tax Band: B

All mains services







LIVING ROOM 4.62m x 3.50m (15'2" x 11'6")

DINING ROOM 2.77m x 2.92m (9'1" x 9'7")

KITCHEN/BREAKFAST ROOM 4.57m x 3.75m (15' x 12'4")

PLAYROOM/SUNROOM 2.84m x 3.75m (9'4" x 12'4")

UTILITY ROOM

CLOAKROOM/WC

BEDROOM ONE 3.58m x 4.19m (11'9" x 13'9")

ENSUITE

BEDROOM TWO 3.84m x 4.20m (12'7" x 13'9")

BEDROOM THREE 2.68m x 2.34m (8'10" x 7'8")

BATHROOM









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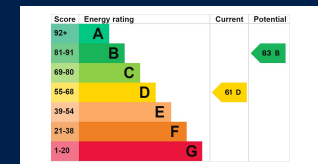


Total area: approx. 116.5 sq. metres (1254.4 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
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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