



Craven Street, Melton Mowbray
Offers Over £320,000





A stunning period home, with an abundance of original features, three reception rooms, three double bedrooms and a cellar. Externally there is a fabulous well-stocked, south facing cottage garden.

Located in the South of the rural capital of food - Melton Mowbray, this fabulous home offers period charm, generous proportions, and a high-end finish. This lovely residence has excellent ceiling height throughout whilst retaining original features and an abundance of natural light. The property has been thoughtfully configured to provide an entrance hall, a living room and dining room, a separate morning room with feature parquet flooring from Birstall Library dating back from the early 1900's, a kitchen and WC to the ground floor. The first floor offers three double bedrooms and a family bathroom; the principal bedroom offers dual aspect windows, wooden flooring, and picture rails. The basement offers a good space for storage. Outside is a pretty and secluded, well- stocked south facing, cottage style garden with seating areas and a Wendy house. The current owners have lovingly maintained the property over the years. Call for more details and to arrange a viewing.

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





- LIVING ROOM 3.77m x 3.92m (12'4" x 12'10")
- DINING ROOM 3.81m x 3.24m (12'6" x 10'8")
- MORNING ROOM 4.24m x 3.27m (13'11" x 10'9")
- KITCHEN 5.11m x 3.27m (13'11" x 10'9")
- WC
- BEDROOM ONE 3.73m x 5.00m (12'3" x 16'5")
- BEDROOM TWO 3.85m x 3.22m (12'8" x 10'7")
- BEDROOM THREE 2.60m x 3.27m (8'6" x 10'9")
- BATHROOM
- BASEMENT







TOWN LIFE Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

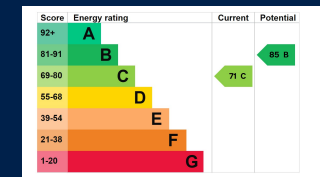




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Osprey Oakham
 4 Burley Road
 Oakham
 Rutland LE15 6DH
 01572 756675
 oakham@osprey-property.co.uk

Osprey Stamford
 7 Red Lion Street
 Stamford
 Lincolnshire, PE9 1PA
 01780 769269
 stamford@osprey-property.co.uk

Osprey Oundle
 6 Crown Court
 Market Place
 Oundle, PE8 4BQ
 01832 272225
 oundle@osprey-property.co.uk

Osprey Melton
 8 Burton Road
 Melton
 Leicestershire, LE13 1AE
 01664 778170
 melton@osprey-property.co.uk



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