



Burton Street, Melton
Offers Over £150,000





Located in the heart of the rural capital of food - Melton Mowbray, Station View combines modern open plan living with period charm. This stunning town centre residence is Grade 2 Listed and has excellent ceiling height throughout whilst retaining original features and an abundance of natural light. Formerly a Hunting Lodge and built around 1780, the apartment has been thoughtfully configured to provide a stunning kitchen/diner complete with a contemporary kitchen island, an array of integrated appliances including a Range cooker, and stairs with bespoke glass balustrade to the first floor. Upstairs offers a cosy living room with fireplace, solid wooden flooring, inset spotlights and large sash windows. The double bedrooms offer plenty of space for bedroom furniture, there is also a well-equipped and beautifully presented family bathroom with a claw foot bath and shower over.

The current owners have lovingly refurbished throughout to an exceptional standard. Call for more details and to arrange a viewing.

Tenure: Leasehold, 106 years remaining, Service Charge: £643.00 and Ground Rent £17.00 per annum.

Electric Heating and Mains Water

Council Tax Band: A

EPC Rating: D

No Onward Chain





KITCHEN/DINER 4.46m x 3.73m (14'8" x 12'3")

LIVING ROOM

BEDROOM ONE 4.16m x 3.14m (13'8" x 10'4")

BEDROOM TWO 2.63m x 3.16m (8'8" x 10'5")

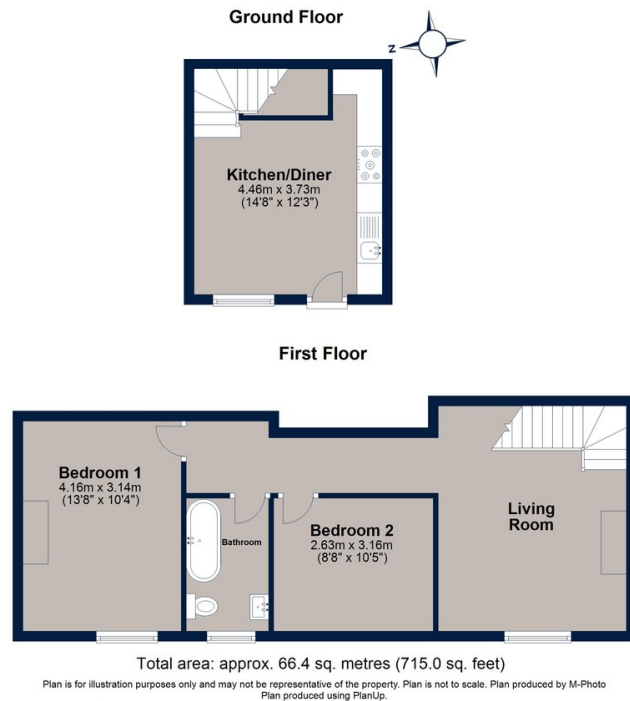
BATHROOM

IMPORTANT INFORMATION Property Misdescriptions Act 1991 Property details herein do not form part or all of 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.





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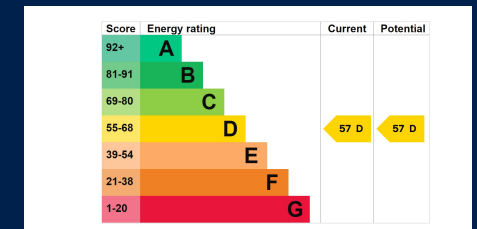
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & 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).



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