



Ankle Hill, Melton Mowbray
Offers Over £289,950





Located in the south side of Melton Mowbray, this property combines modern living with period charm, generous proportions, and a high-end finish. This stunning residence has excellent ceiling height throughout whilst retaining original features and an abundance of natural light. The property is positioned on a deceptively large plot, with front and rear gardens. The property has been thoughtfully configured to provide an entrance hall, a contemporary kitchen, open plan living and dining room, and a cloakroom to the ground floor. The first floor offers three beautifully presented bedrooms and a stylish family bathroom; the principal bedroom has a bay window and an abundance of space for bedroom furniture. Outside is a considerable south facing garden with a patio area, lawns and established trees and bushes. The current owners have lovingly refurbished the property to an exceptional standard.

Call for more details and to arrange a viewing.

Tenure: Freehold
All mains' services
Council Tax: B



SPREY
PROPERTY

SPREY
PROPERTY



PORCH

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN 4.67m x 2.24m (15'4" x 7'4")

LIVING ROOM 4.68m (max) x 3.73m (15'4" x 12'3")

DINING ROOM 3.35m x 3.73m (11' x 12'3")

BEDROOM ONE 4.21m x 3.73m (13'10" x 12'3")

BEDROOM TWO 3.82m x 3.73m (12'6" x 12'3")

BEDROOM THREE 2.27m x 2.24m (7'5" x 7'4")

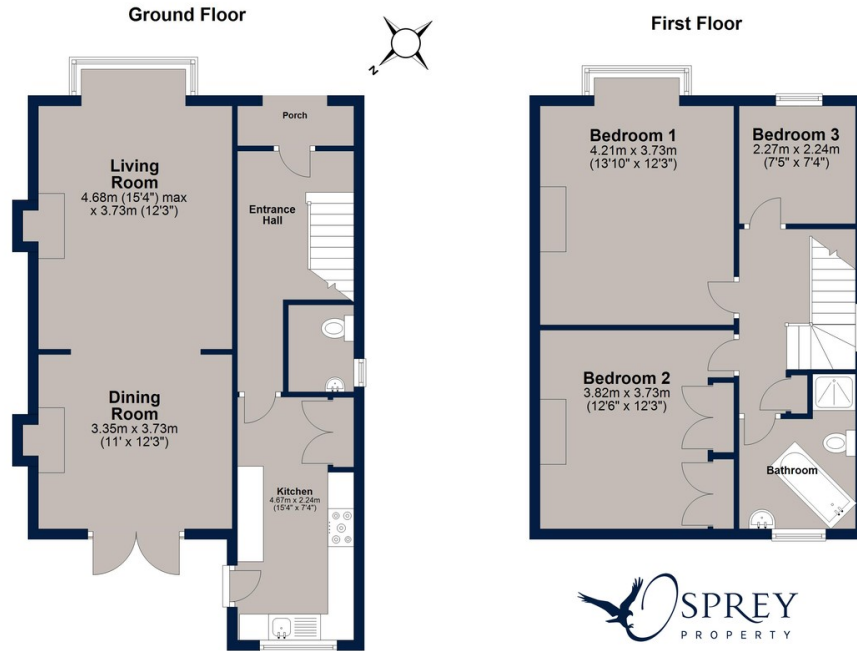
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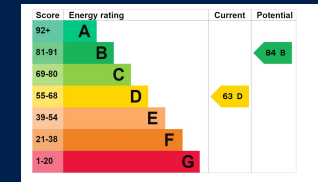


Total area: approx. 104.6 sq. metres (1125.7 sq. feet)

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.



A stunning character property cleverly combining original features with a high-end modern edge. Excellent living space, with an impressive entrance hall, fabulous master suite and feature bathroom. The considerable, established south facing gardens offer plenty of space for entertaining or to unwind.



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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