



Dorset Drive, Melton Mowbray  
Offers Over £350,000



 SPREY  
PROPERTY



An excellent opportunity to acquire this three bedroomed detached bungalow situated within a highly desirable area on the south side of Melton Mowbray off of Norfolk Drive, offering just over 1,100 square feet of well-balanced accommodation with wraparound garden space to the rear.

The accommodation comprises in brief: entrance hallway leading to the large living/dining room and conservatory, kitchen with breakfast bar, three generously sized bedrooms with bedrooms one and two benefitting from a range of fitted units and fixed chest of drawers. There is also a separate WC and shower room.

Externally, the property offers generously sized wraparound gardens to the front and rear with a range of shrubs and border plants, patioed and lawned areas, greenhouse and brick-built barbecue space, a single garage with utility area and extensive parking options. Call the office today for your viewing appointment.

Tenure: Freehold  
All mains' services  
EPC Rating: D  
Council Tax Band: D

AGENTS' NOTE: Subject to grant of probate.





Porch: 1.45m x 1.74m (4'9" x 5'8")

Entrance Hall: 3.35m x 1.41m (11' x 4'8")

Living Room: 6.60m x 4.46m (21'8" x 14'8")

Hallway: 3.89m x 4.81m (12'9" x 15'9")

Kitchen/Diner: 3.16m x 3.08m (10'5" x 10'1")

Shower Room: 1.85m x 1.55m (6'1" x 5'1")

WC: 1.85m x 0.89m (6'1" x 2'1")

Bedroom One: 3.16m x 3.27m (10'5" x 10'9")

Bedroom Two: 3.34m x 3.27m (10'11" x 10'9")

Bedroom Three: 2.38m x 2.76m (7'10" x 9'1") max

Garage: 5.29m x 2.60m (17'4" x 8'6")





# Dorset Drive, Melton Mowbray

Ground Floor



Total area: approx. 102.6 sq. metres (1104.6 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.



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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/Stamford railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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