



Craven Street, Melton Mowbray
Offers Over £335,000





This stunning three-bedroom home sits on a generous plot and offers over 1300 square feet of accommodation. Externally there are parking spaces for numerous vehicles and a garden office and separate storeroom. Located on the South side of Melton Mowbray, this home combines modern open plan family 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 good-sized plot, with a decked and grassed garden area and parking for multiple vehicles. The property provides an entrance hall, a stunning open plan sitting room, kitchen with a range style cooker, dining room with tri-fold doors to the decked area and garden beyond. There is a separate bay windowed living room, utility room and downstairs cloakroom. The first floor offers three bedrooms and a newly refurbished family bathroom. Externally there is parking for numerous vehicles, a garage that has been converted to an office and separate storeroom and a garden with a decked area and steps to a lawn with established plants, trees, and shrubs.





Tenure: Freehold

All Mains Services

Council Tax Band: C

EPC Rating: C







ENTRANCE HALL

LIVING ROOM 3.13m x 3.94m (10'10" x 12'11")

SITTING ROOM 3.61m x 3.49m (11'10" x 11'5")

KITCHEN/DINING ROOM 5.58m x 5.85m (18'4" x 19'2")

UTILITY ROOM 3.11m x 1.96m (10'2" x 6'5")

WC 1.78m x 1.14m (5'10" x 3'9")

BEDROOM ONE 3.39m x 3.49m (11'1" x 11'5")

BEDROOM TWO 3.53m x 3.49m (11'7" x 11'5")

BEDROOM THREE 2.25m x 2.26m (7'5" x 7'5")

LANDING

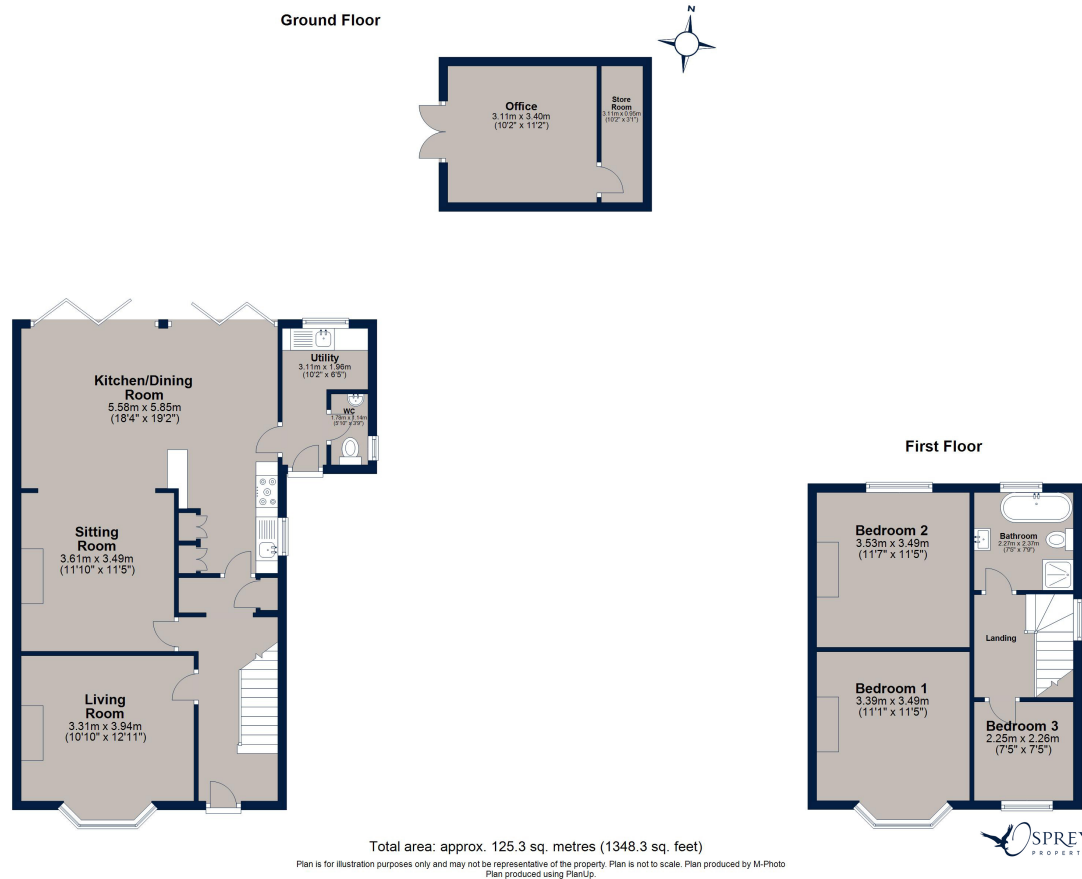
BATHROOM 2.27m x 2.37m (7'5" x 7'9")

OFFICE 3.11m x 3.40m (10'2" x 11'2")

STORE ROOM 3.11m x 0.95m (10'2" x 3'1")



Craven Street, Melton Mowbray



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).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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