



Clumber Street, Melton Mowbray  
Offers Over £185,000



A three bedroomed mid-terraced home combining a wealth of character with a contemporary finish. An excellent opportunity for the first time buyer, downsizer or investor, situated conveniently for shops, strong schooling options and the town centre. A characterful three bedroomed home situated conveniently for Sainsbury's, 'The Welby' public house and the town centre, just off Nottingham Road within the northern westerly fringes of the town.

The property accommodation is comprised of entrance hallway/porch, with space for shoe storage, which then leads to the living room - a homely space featuring a gas fireplace and bright bay window. The dining room is beautifully decorated and benefits from a window overlooking the garden and feature fireplace. There is a kitchen fitted with a range of appliances and modern base level units, plumbing for washing machine and dishwasher and space for a fridge. The family bathroom has a large bath with a shower and ample cupboard space. Upstairs there are three good-sized bedrooms, the master is double in size benefitting from built in storage. Bedroom two homes a double bed and bedroom three could equally home one too. Externally the property offers a good-sized rear garden with ample patio space for table and chairs, with flower borders, a lawn and a sizable brick storeroom. Access to the front from the rear is via a gated alleyway which is shared with the neighbouring property.

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





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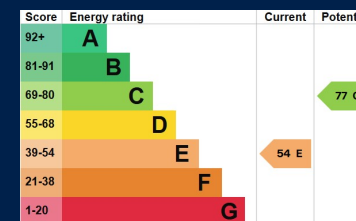
**Osprey Oakham**  
 4, Burley Road  
 Oakham  
 Rutland LE15 6DH  
 01572 756675  
 oakham@osprey-property.co.uk

**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

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/Standed 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