



Winchester Drive, Melton Mowbray
Guide Price £310,000



 SPREY
PROPERTY



An excellent opportunity to acquire a beautifully presented three/four-bedroom family home situated within a quiet cul-de-sac position within the northerly fringes of the town.

The accommodation comprises an entrance hallway, off which a family room/bedroom accounting for an excellent guest room or further reception space. The lounge is a cosy space with a bay window and gas fire. To the rear aspect of the property is the kitchen with separate dining room also. From the dining room there are sliding doors in which the rear garden can be accessed from.

To the first floor there are three bedrooms and a family bathroom.

Externally there is a rear garden which possesses a generous raised patio area and a lower lawned area with a range of border plants and shrubbery. The property benefits from gated side access to the garden. There is a storeroom accessible from the front of the property. The property is situated on a private driveway off Winchester Drive of three houses.

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





Porch: 0.84m x 1.57m (2'9" x 5'2")

Entrance Hall: 4.16m x 1.83m (13'8" x 6')

WC: 1.57m x 0.86m (5'2" x 2'10")

Living Room: 3.35m x 4.65m (11' x 15'3")

Kitchen: 2.58m x 3.50m (8'6" x 11'6")

Dining Room: 2.58m x 2.97m (8'6" x 9'9")

Bedroom Four/Family Room: 3.58m x 2.40m (11'9" x 7'10")

Landing: 1.70m x 3.07m (5'7" x 10'1")

Bedroom One: 3.35m x 3.41m (11' x 11'2")

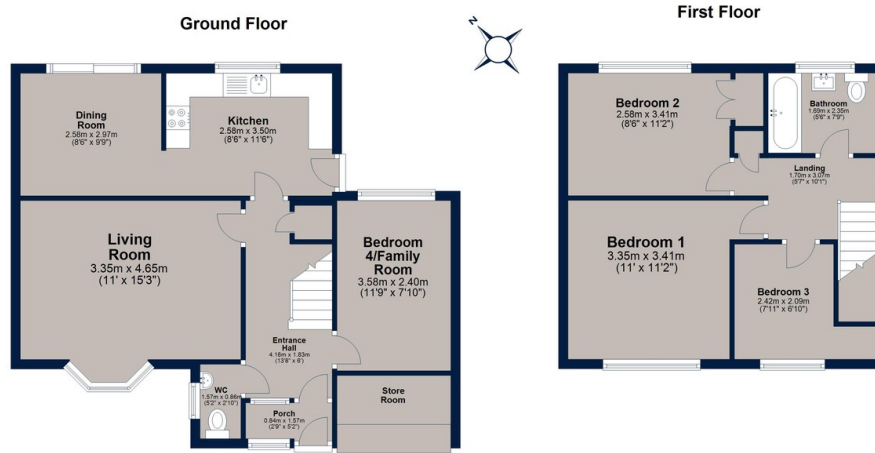
Bedroom Two: 2.58m x 3.41m (8'6" x 11'2")

Bedroom Three: 2.42m x 2.09m (7'11" x 6'10")





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Total area: approx. 96.5 sq. metres (1038.8 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.



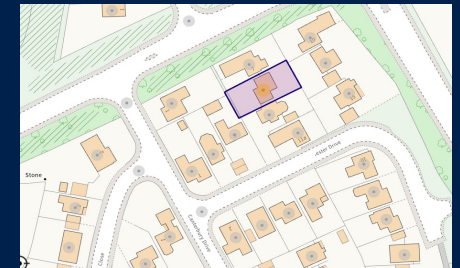
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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham &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



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