

Alexanders
MarketMakers.

Abingdon Road
Melton Mowbray

- Beautifully presented detached home
- Modern fitted kitchen/breakfast room
- Spacious sitting room with dining area
- Three well-proportioned bedrooms
- Recently updated contemporary bathroom
- Boarded loft with conversion potential (STPP)
- Established rear garden with mature planting
- Large block-paved driveway
- EPC Rating D / Council Tax Band D / Freehold

Alexanders are delighted to bring to market this well-maintained three bedroom detached home, occupying a desirable position on Abingdon Road in Melton Mowbray. Presented in excellent condition throughout, the property has benefited from a number of recent improvements, including a modern fitted kitchen and a contemporary bathroom, creating a home that is ready to move straight into.

The accommodation includes a spacious kitchen/breakfast room and a generous sitting room with a dining area, providing versatile space for both everyday living and entertaining. Three well-proportioned bedrooms complete the living accommodation, while a boarded loft offers extensive additional storage and potential for further use, subject to the necessary consents and building regulations.

Outside, a large block-paved driveway provides ample off-road parking, while the established rear garden features mature planting, a paved seating terrace and a further planted area finished with slate shale, alongside a lawn. Conveniently positioned for local amenities and transport links, the property offers a well-rounded combination of comfortable living space, attractive gardens and a sought-after residential setting.













Accommodation:

The property is entered into a welcoming hallway, leading through to the principal ground-floor accommodation. The modern fitted kitchen/breakfast room offers a practical and sociable space, with a contemporary finish and room for informal dining.

The sitting room provides generous living space, thoughtfully arranged to incorporate both sitting and dining areas. French doors open directly onto the paved seating terrace, creating a natural connection with the rear garden and providing an appealing setting for entertaining or relaxing during the warmer months.

There are three well-proportioned bedrooms, offering flexibility for family living, guests or home working. The contemporary bathroom has been recently updated, complementing the property's well-presented interior.

A boarded loft provides a substantial amount of additional storage. Its size may also offer scope for future conversion, subject to confirmation of suitability and the necessary planning permissions and building regulations.

Gardens and land:

To the front, a large block-paved driveway provides ample off-road parking, adding to the practicality of this detached home.

The rear garden offers a pleasant combination of established planting and varied outdoor spaces. Mature growth provides an attractive green backdrop, while the paved seating terrace, accessed directly from the sitting room via French doors, creates an ideal spot for outdoor dining and entertaining. A further slate-shale area incorporates additional planting, complementing the lawned section and creating a garden with plenty of interest and space to enjoy throughout the seasons.

Location:

Abingdon Road is a well-regarded residential road in Melton Mowbray, conveniently positioned for access to the town's amenities, shops, cafés and leisure facilities. A nearby bus stop provides convenient access to the town centre and surrounding areas, making the location practical for everyday life.

Melton Mowbray offers a range of local services, schooling and transport connections, with further amenities available throughout the surrounding Leicestershire countryside. The combination of a detached home, modern improvements and a convenient town location makes this an appealing choice for a variety of buyers.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band D.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.


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Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

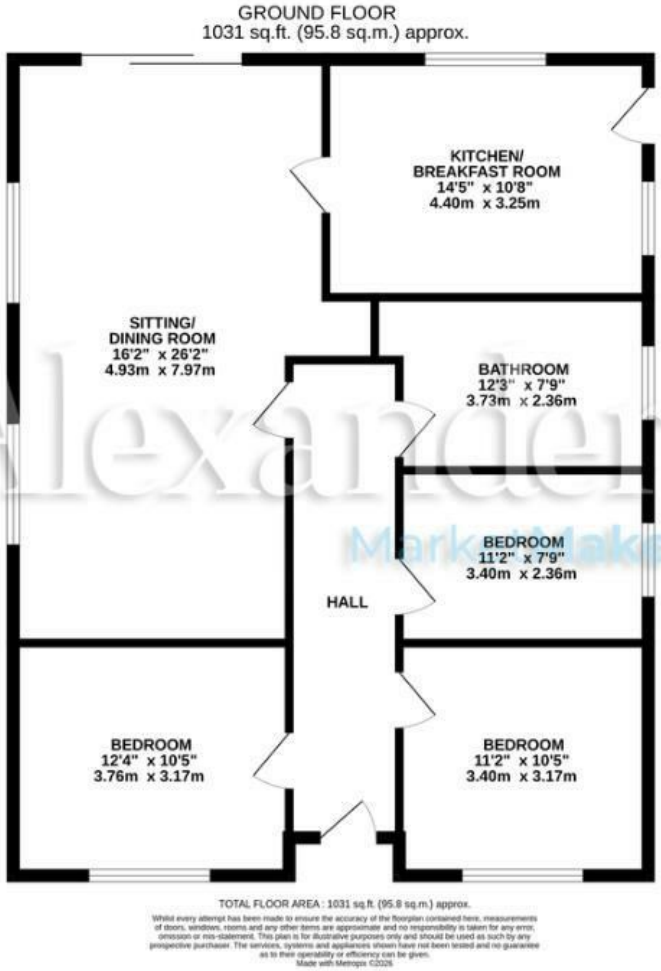
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

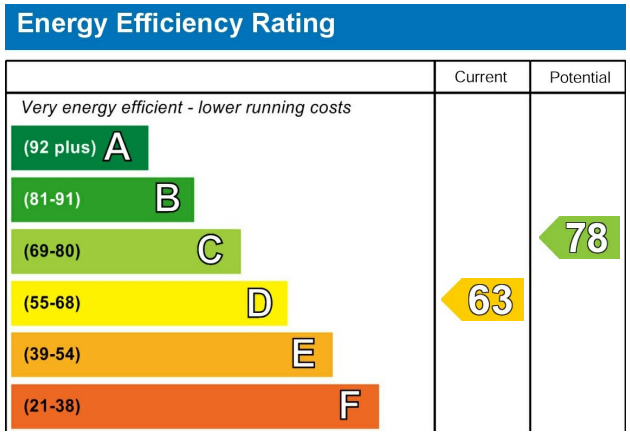
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.









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