



Galsworthy Crescent Melton Mowbray

- Attractive three bedroom detached home
- Sitting room with bay window and log burner
- Sleek modern kitchen/dining room
- Versatile family room
- Convenient utility room and downstairs WC
- Block-paved driveway with off-road parking
- Enclosed rear garden with mature planting
- Situated in the market town of Melton Mowbray
- EPC Rating TBC / Council Tax Band C / Freehold

Alexanders are delighted to bring to the market this attractive three bedroom detached home, offering well-proportioned accommodation and a versatile layout in Melton Mowbray. Combining a spacious sitting room with a contemporary kitchen/dining room, the property provides a welcoming setting for both everyday living and entertaining.

The ground floor further benefits from a converted garage, now providing a useful family room alongside separate storage, together with a downstairs WC and utility room. Upstairs, three well-sized bedrooms are served by a family bathroom.

Outside, a block-paved driveway provides off-road parking, while the rear garden features a paved terrace, lawn and established mature planting. Situated in Melton Mowbray, the property is well placed for the town's range of shops, amenities and transport links.





Accommodation:

The accommodation begins with a spacious sitting room, featuring a bay window and a log burner that creates an inviting focal point. An opening leads through to the modern kitchen/dining room, which has a sleek contemporary finish, with sliding doors from the dining area providing access to the rear garden.

The former integrated garage has been converted to create a versatile family room, offering additional space for relaxation or hobbies. Separate storage remains accessible via the original garage door, providing practical space for household items. The ground floor is completed by a useful utility room and a downstairs WC.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom.

Gardens and land:

To the front, a block-paved driveway provides off-road parking.

The rear garden is predominantly laid to lawn, with gravel borders, established mature planting and a slab-paved seating terrace adjoining the house, creating a pleasant space for outdoor dining and relaxation.



Location:

Situated in the market town of Melton Mowbray, the property benefits from access to a range of shops, supermarkets, cafés, restaurants and everyday amenities. The town is well known for its traditional food heritage, including the famous Melton Mowbray pork pie and Stilton cheese, while its surrounding countryside offers opportunities for walking and outdoor pursuits. Rail services from Melton Mowbray provide connections towards Leicester and beyond.

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 C.

Viewings:

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

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.



Alexanders

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:

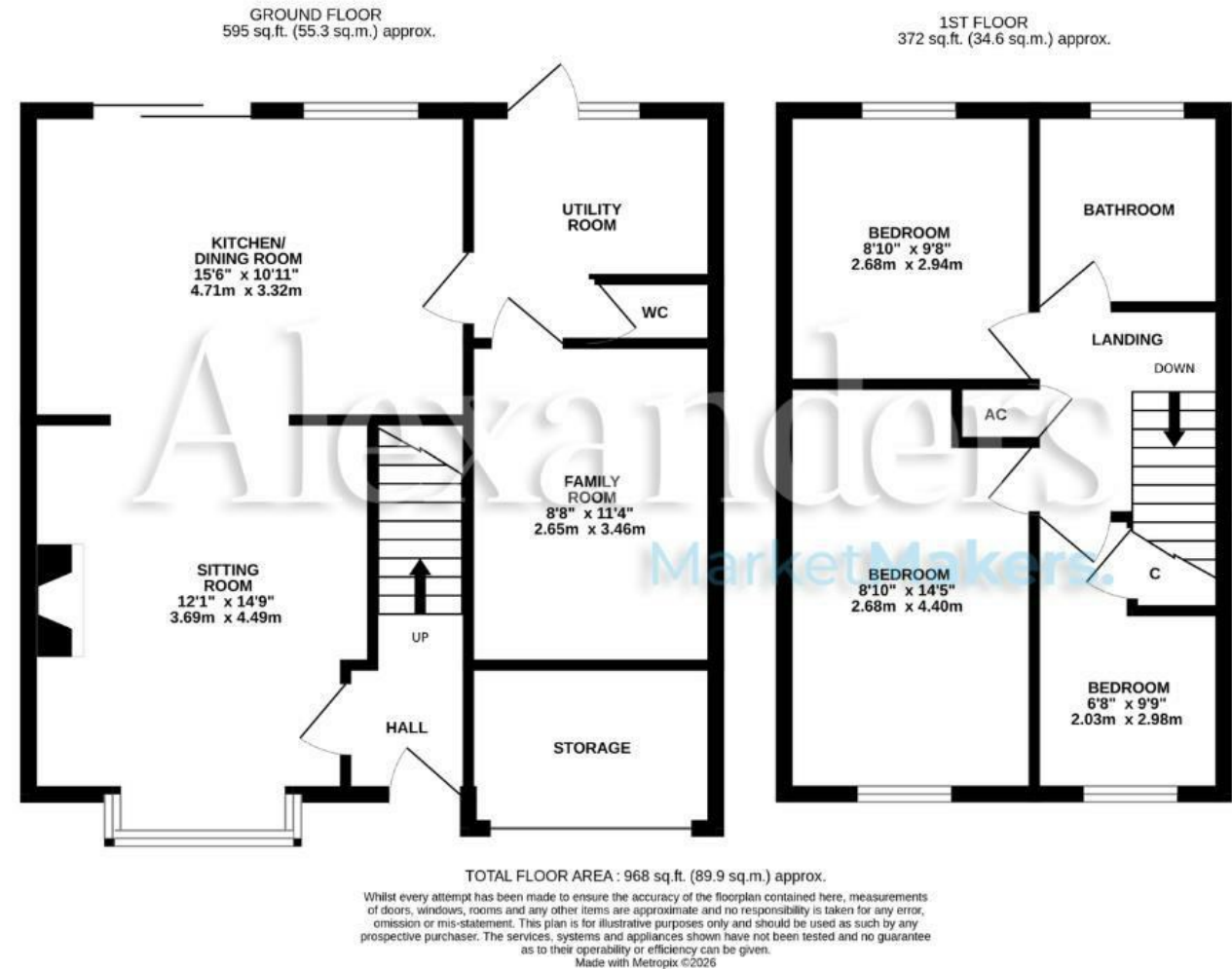
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



