

Alexanders
MarketMakers.

Saxby Road
Melton Mowbray

- Well-presented three-bedroom terraced home
- Bay-windowed sitting room with feature fireplace
- Recently updated kitchen with separate utility
- Three versatile bedrooms
- Recently renovated bathroom
- Boarded loft with fitted ladder
- Enclosed rear garden with seating terraces
- Popular Saxby Road location
- EPC Rating D / Council Tax Band B / Freehold

Situated on the popular Saxby Road in Melton Mowbray, this well-presented three-bedroom terraced home offers comfortable accommodation in a convenient location, with the added benefit of backing directly onto the cricket ground and enjoying a pleasant, open outlook to the rear. The property has been well maintained and has recently benefited from a renovated bathroom, finished to a fresh and modern standard.

The kitchen has also been improved with new flooring, while the boiler is approximately four years old and remains under warranty, offering additional peace of mind. The property also benefits from excellent additional storage within the boarded loft, which is fitted with a loft ladder for easy access.

The rear garden provides a lovely outdoor space, with two paved seating terraces and an open outlook across the adjoining cricket ground. The property is also conveniently positioned for Melton Mowbray town centre, local amenities and the railway station, with the surrounding area offering plenty of green spaces and countryside walks.













Accommodation:
The accommodation includes a welcoming sitting room featuring a beautiful bay window and attractive feature fireplace, together with a dining room, kitchen, separate utility room and downstairs WC. To the first floor are three bedrooms and the recently updated bathroom.

The loft provides particularly useful additional storage and has been boarded, with a fitted loft ladder providing convenient access.

Gardens and land:
Outside, the rear garden enjoys an enviable position backing directly onto the cricket ground, providing a more open aspect and an attractive setting to enjoy during the warmer months. The garden also features two lovely paved seating terraces, creating versatile spaces for outdoor dining and relaxation, while the open outlook adds to the overall appeal.

Location:
Saxby Road is a well-established and popular residential area of Melton Mowbray, conveniently positioned for access to the town centre, local shops, schools and everyday amenities. Melton Mowbray railway station is also within easy reach, making the location particularly convenient for commuters, while the surrounding area offers a good selection of leisure facilities, green spaces and countryside walks.

Combining a convenient location with recent improvements, useful loft storage and an attractive outlook over the cricket ground, this well-presented home offers comfortable and practical accommodation in a popular area of Melton Mowbray.

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 B.

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.

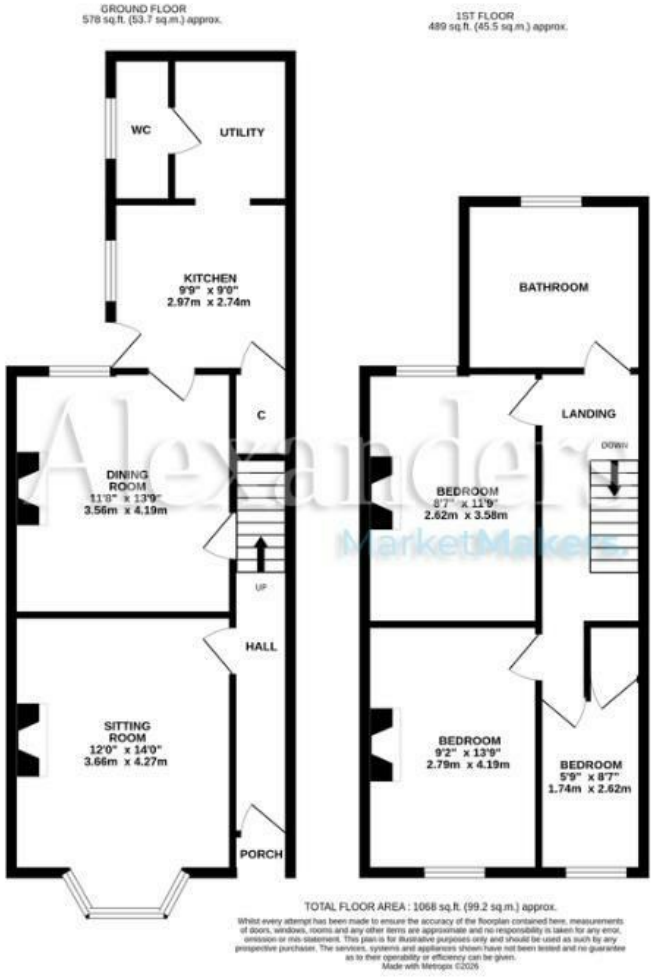
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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


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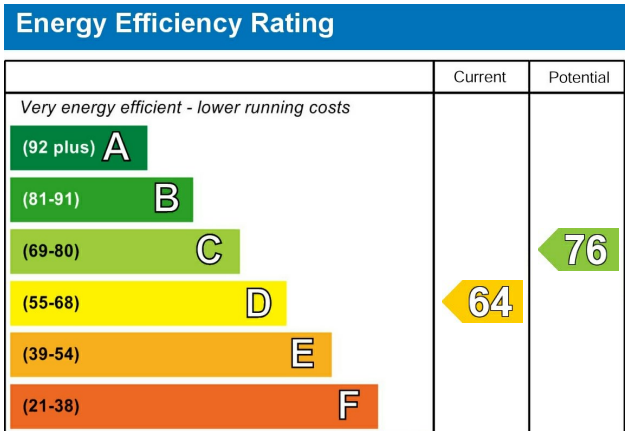
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.











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