



Squirrel Crescent

Melton Mowbray

- Three bedroom detached family home
- Circa four years remaining NHBC
- Spacious bright living room
- Open plan kitchen/dining room
- Large main bedroom with en suite
- Double and single bedroom, family bathroom
- Landscaped gardens
- Spacious driveway and garage
- EPC Rating B / Council Tax Band D / Freehold

General Description

An immaculately presented three bedroom detached home occupying a pleasant position within this popular development on the south side of town. Outside is an ample driveway, generous garage and landscaped gardens.

Accommodation

Inside expect to find an entrance hall, leading to a large kitchen/dining room, spacious living room, utility and WC. Upstairs are three bedrooms, the main bedroom with an en suite, two further bedrooms; double and single, with family bathroom.

External

Extensive block paved parking to the front, gated access to the rear gardens, a large long lawned area with raised beds towards the bottom, where you will find a sun terrace and seating area.

Location

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 and 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/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester.

Agents Note

A fabulous great value family home immaculately presented.



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

Freehold.

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.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Money Laundering

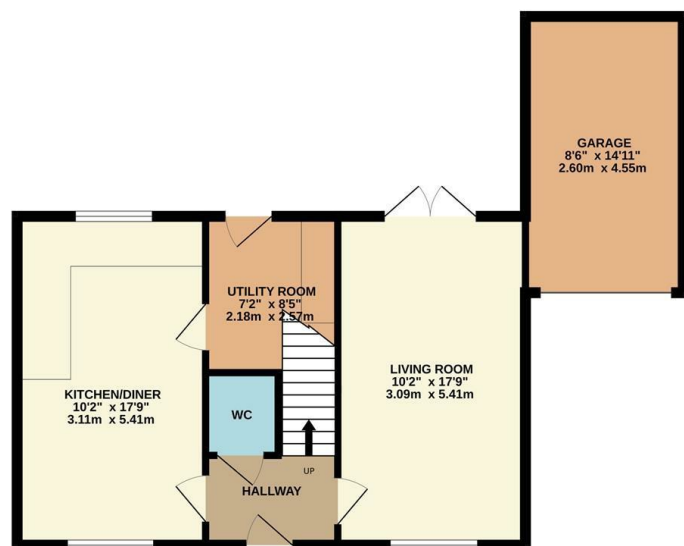
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



The market is moving.

So can you.

Alexanders
MarketMakers.