



# Burton Road Melton Mowbray

- Refurbished 1920s period home
- In Melton Mowbray's sought after southern edge
- Generous and flexible internal layout
- Modern kitchen opening into dining room
- Reception rooms with feature fireplaces
- Three spacious bedrooms with en suite to main
- Enclosed rear garden with decked seating
- Off-road parking and single garage
- EPC Rating C / Council Tax Band D / Freehold

Positioned on the southern edge of Melton Mowbray, this refurbished 1920s terraced property offers substantial accommodation arranged over two floors, combining period detailing with a well-considered internal layout. The home provides a generous amount of living space and benefits from modern services including gas central heating and double glazing.

The ground floor is arranged to provide a practical balance of reception space, complemented by a kitchen opening to a dining room and cloakroom. The layout is well suited to a variety of uses while retaining a sense of separation between rooms.

Externally, the property is well positioned with off-road parking and a garage, together with enclosed gardens to both the front and rear, providing a good degree of privacy and usable outdoor space.





### General Description:

Alexanders are delighted to present this beautifully refurbished 1925 period terraced home, occupying a sought-after position on the southern edge of Melton Mowbray.

### Accommodation:

Offering an abundance of well-proportioned accommodation, this deceptively spacious property blends character features with modern living. The home further benefits from gas central heating and sealed-unit double glazing throughout.

The accommodation comprises an entrance hall, cloakroom, fitted kitchen and dining room with a feature fireplace surrounding, family room, and a living room with a feature fireplace surrounding a log burner.

To the first floor are three generously sized bedrooms, including a principal bedroom with en suite shower room, together with a modern family bathroom.

### Gardens and land:

Externally, the property features a gravelled driveway providing ample off-road parking and access to a single garage. The gated front garden offers an excellent degree of privacy, while a separate access leads to the rear garden, which is mainly laid to lawn and enhanced by a composite decked seating area and garden shed.

### Location:

Melton Mowbray is a well-connected and popular market town in Leicestershire, offering a comprehensive range of amenities including shops, supermarkets, leisure facilities, healthcare services, and a vibrant town centre. The town provides a selection of primary and secondary schools, with further education options nearby.

Excellent transport links include a railway station with direct services to Leicester, Nottingham, and Birmingham, along with convenient access to surrounding road networks, making travel across the region straightforward.

### 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.





**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.

**Technical Information:**

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

**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.

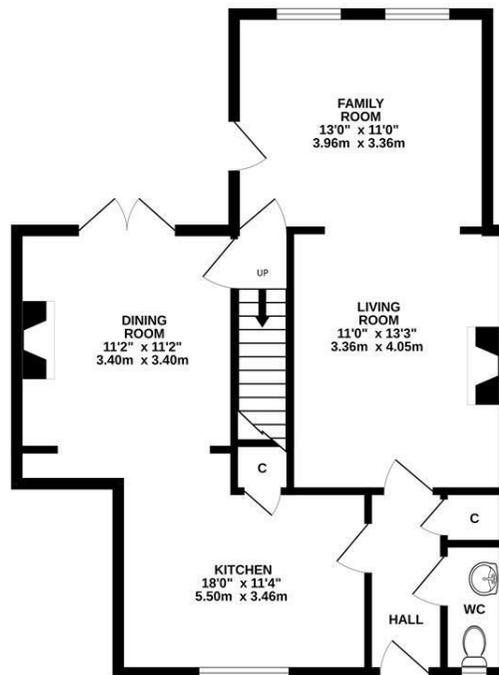
**Money Laundering:**

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.

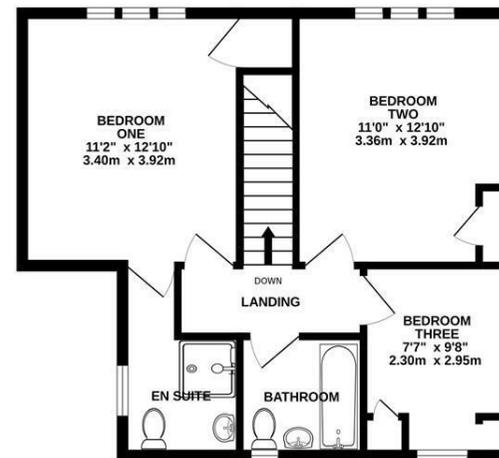
**General Note:**

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  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
	<b>73</b>	<b>83</b>



