



MULBERRY - LANE  
ESTATE & LETTING AGENCY



46 Rosebery Avenue, Melton Mowbray, LE13 1BN

£875 Per month

- Semi detached house
- Utility room
- Three piece bathroom suite with overhead shower
- Low maintenance front, driveway and rear garden
- EPC E
- Lounge with bay window and separate kitchen/diner
- 2 double bedrooms
- GCH and UPVC windows
- Walking distance to the town centre
- Council Tax A

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# 46 Rosebery Avenue, Melton Mowbray LE13 1BN

This well presented two bedroom property is situated within this popular location close to the town centre.

The neutrally decorated property benefits from UPVC double glazing, gas central heating, and briefly comprises lounge with bay window, separate kitchen/diner with ample storage, and utility room at the rear.

To the first floor there are two double bedrooms and 3 piece bathroom suite.

Outside to the front of the property there is a front garden with gated driveway

There is a private large garden to the rear.

## Location

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the centres of Leicester, Nottingham, Loughborough, Grantham, Oakham and Stamford.

Superb private schooling is available at nearby Oakham in addition to 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 (approximately 1 hour).



Council Tax Band:

#### Ground floor

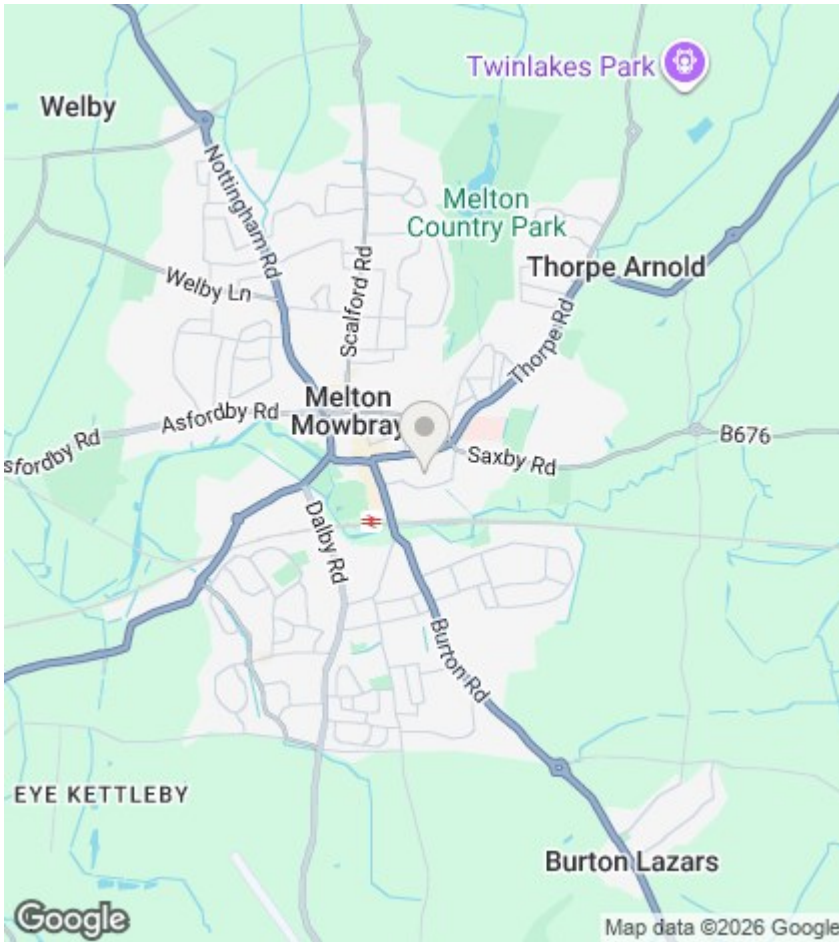
The lounge has a UPVC double glazed bay window, carpeted floor, radiator and a feature fireplace.  
kitchen/diner with ample storage, has vinyl flooring, radiator, leading to the utility room and the back door to the rear of the property

#### First Floor

Generously sized two double bedrooms, carpeted, storage, UPVC double glazed window and radiator.  
Bathroom with three piece suite.

#### Outside

Generous rear garden  
Low maintenance front garden and drive with gates.



## Directions

## Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		54	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 