

Longgate Cottage Melton Road, Scalford, LE14 4UB
Asking price £750,000
Council Tax Band: F

H&H
BESPOKE



Longgate Cottage, Melton Road, Scalford – Guide Price £750,000

A beautifully presented and deceptively spacious three-bedroom detached bungalow, set on the edge of the sought-after village of Scalford, offering almost 3,000sq ft of well-planned living space.

At the heart of the home is a generous open-plan kitchen/living/dining area, perfect for both everyday family life and entertaining. This bright and airy space flows seamlessly through to the private bedroom accommodation, which includes three double bedrooms and three bathrooms, ideal for families or guests.

Outside, the property boasts ample off-road parking for several vehicles, all set within a peaceful semi-rural location with beautiful open countryside views.

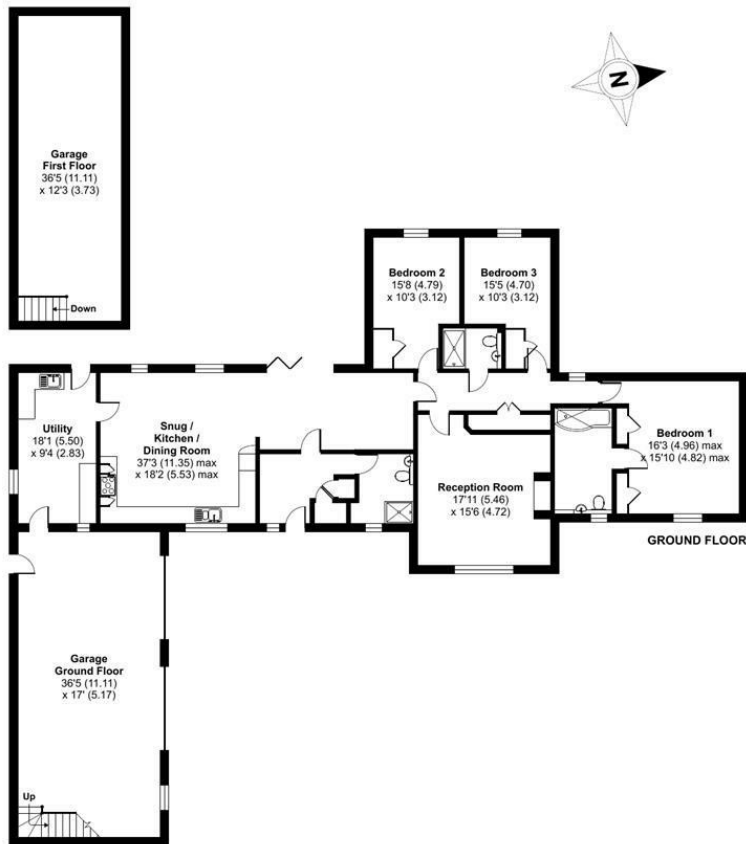


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Melton Road, Scalford, Melton Mowbray, LE14

Approximate Area = 1920 sq ft / 178.4 sq m
 Garage = 1070 sq ft / 99.4 sq m
 Total = 2990 sq ft / 277.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for House and Home Bespoke. REF: 1346288

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	