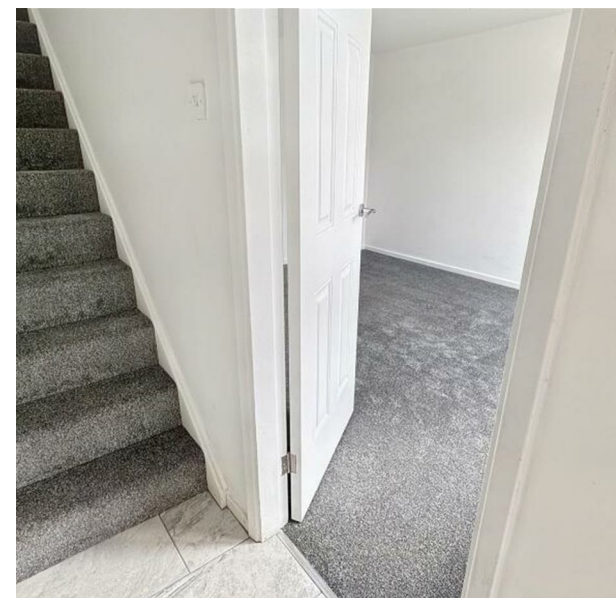


**Tamar Road, Melton Mowbray, LE13 0EN**

**£995 Per Month**

**Council Tax Band: B**



Nestled on the charming Tamar Road in the heart of Melton Mowbray, this delightful three-bedroom house offers a perfect blend of comfort and practicality. Spanning an impressive 883 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

Constructed in 1970, the home retains a classic appeal while providing ample space for modern living. The well-proportioned bedrooms ensure a restful retreat, while the bathroom is conveniently located to serve the household's needs.

The location is particularly advantageous, with easy access to local amenities, schools, and the picturesque countryside that Melton Mowbray is renowned for. This property presents an excellent opportunity for families or individuals seeking a welcoming home in a vibrant community.

With its spacious layout and prime location, this house on Tamar Road is a must-see for anyone looking to settle in this delightful market town.

Having been comprehensively refurbished recently throughout and offering ready to move into contemporary accommodation, the property offers sizeable accommodation with a modern fitted kitchen, bathroom, new full decoration, carpets and tiling throughout. The property further benefits from a gas fired central heating boiler and uPVC double glazing. In brief the accommodation comprises entrance porch, inner hallway, large lounge, dining room and a refitted kitchen. On the first floor are three bedrooms and a refitted bathroom. Outside there are gardens to the front and rear with a long driveway and gated access to the garage. Early viewing is highly recommended to avoid missing out.



E&O Property Powered by Open House



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