



# 30 CRAVEN STREET

MELTON MOWBRAY, LE13 0QU

Guide price:  
**£299,950**

A very spacious and stylish four bedroom Edwardian character property situated in this highly sought after residential street to the south of the town centre. Gas fired central heating, upvc double glazing, many character features throughout, large rear garden, large brick built garage with driveway, Entrance Porch, impressive Hall, Lounge, Sitting/Dining Room, Breakfast Kitchen, Utility Room, Cellar with Office and w.c. and to the First Floor are three Double Bedrooms, En-suite Bathroom and Family Shower Room and to the Second Floor is Bedroom Four.

Viewing is strictly by appointment with the sole agents.

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



# Character features



This spacious and stylish Edwardian home offers many character features throughout and offers very versatile family living accommodation. The property stands on a good sized plot with a large garden to the rear having views over the town and there is a driveway/parking area accessed via Wyndham Avenue which leads to a large brick built tandem garage. The accommodation has gas fired central heating, upvc double glazed windows and doors, many character features throughout including original fireplaces, Entrance Porch, impressive Entrance Hall with black and white tiled floor and attractive staircase, Lounge with bay window, Sitting/Dining Room, Fitted Breakfast Kitchen, Utility Room, a good sized Cellar including Office and w.c., First Floor Galleried Landing with three Bedrooms, En-suite Bathroom and Family Shower Room and to the Second Floor is Bedroom Four.

# Viewing highly recommended

## ACCOMMODATION

**ENTRANCE PORCH** with half glazed upvc door to the front and door to:-

**RECEPTION HALL** with staircase to the First Floor, black and white tiled floor and radiators.

**LOUNGE** having bay window to the front, attractive original fire surround with open fireplace and radiator.

**SITTING/DINING ROOM** having two windows to the rear overlooking the garden, attractive fire surround with tiled inset and cast iron fireplace, stripped pine cupboards to alcove and radiator.

**BREAKFAST KITCHEN** having window to the rear, an extensive range of modern white base, drawer and wall units with contrasting work surfaces, inset stainless steel sink top, stainless steel gas hob with brushed steel backcloth and chimney-style cooker hood, split level electric oven, tiled flooring, door leading to the Cellar and half glazed door to:-

**UTILITY ROOM** with door and window to the side, work surface, fitted cupboards, plumbing for washing machine, space for dryer and wall mounted gas central heating boiler.

**CELLAR** including main area with beamed ceiling, window to the side and radiator.

**SMALL OFFICE AREA** having window to the side.

**REAR HALL** with staircase leading to access door to the rear garden and separate w.c.

**FIRST FLOOR PART GALLERIED LANDING** having window to the front, radiator and staircase leading to the Second Floor with storage cupboard below.

**BEDROOM ONE** having bay window to the front, radiator, cast iron fireplace and a range of fitted wardrobes and cupboards.

**BEDROOM TWO** having two windows to the rear with views over the garden and the town beyond, radiator and pine floor.

**BEDROOM THREE** having window to the side, radiator and cast iron fireplace. Door to:-

**EN-SUITE BATHROOM** having window to the rear, white suite comprising w.c., wash basin and shower bath with shower above and radiator.

**FAMILY SHOWER ROOM** having window to the side, stylish white suite comprising w.c., wash basin and large walk-in shower cubicle and radiator.

**SECOND FLOOR LANDING** with door leading to:-

**BEDROOM FOUR** having two roof lights to the rear giving superb views over the town, radiator, pine panelled ceiling, exposed brickwork to the walls and access to eaves storage.

**OUTSIDE:** There is a good sized walled rear garden having extensive patio areas, lawns, flower and shrub beds and also a covered Side Lobby with access doors to both front and rear providing a useful storage area for a variety of items including logs. The property also benefits from a large brick built tandem garage which can be accessed from the rear garden and has a driveway/parking area which is accessed from Wyndham Avenue.



## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

**TENURE:** Freehold, vacant possession upon completion.

**SERVICES:** Mains gas, electricity, water and drainage.

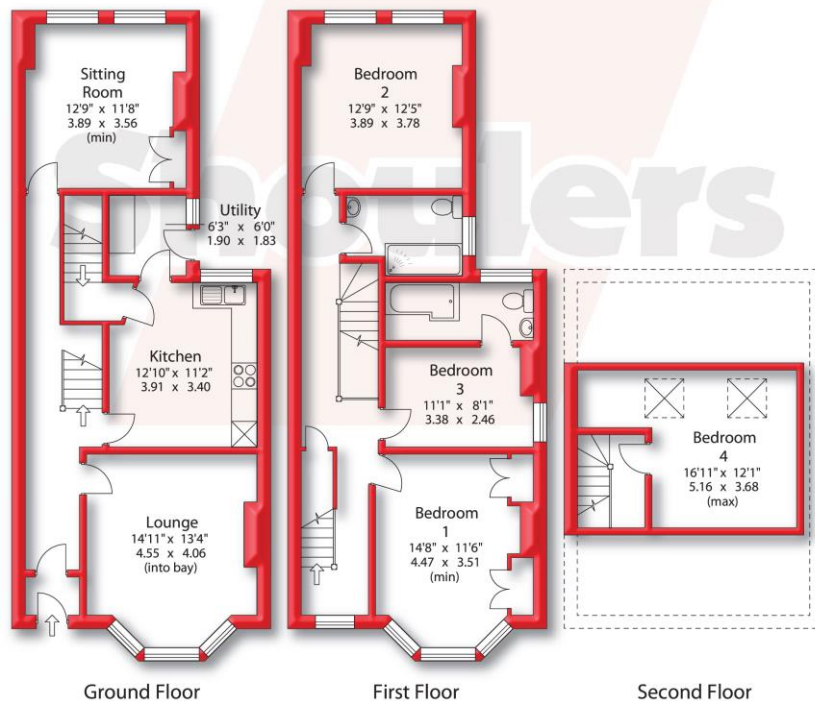
**COUNCIL TAX:** Melton Borough Council (01664) 502502.

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

**DIRECTIONS:** Leave the town centre via Burton Street and continue over the railway bridge into Burton Road. Continue up the hill taking the right hand turning into Craven Street and after passing the shop on the left hand side the property will be found on the right.

## FLOOR PLAN

30 Craven Street  
Approx Gross Floor Area = 1668 Sq. Feet  
= 154.6 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

