



79 Melbourne Road, Leicester, LE2 0GW

Offers in excess of £350,000



Welcome to Melbourn Road in Leicester, this generous five-bedroom Victorian townhouse offers a splendid blend of classic elegance and modern convenience. Spanning across three well-appointed floors, this property is perfect for families seeking both space and comfort.

Upon entering, you are greeted by a welcoming entrance hallway that leads to two inviting reception rooms leading to a spacious kitchen diner with integrated oven & gas burner hob, with a range of wall and base level cupboards.

This townhouse features a convenient ground floor walk in shower room, complemented by a well-equipped bathroom on the first floor, ensuring that the needs of a busy household are met with ease. Each of the five double size bedrooms offers space and a unique charm.

Situated close to local amenities, this property is perfectly positioned for everyday convenience. Families will appreciate the proximity to schools and places of worship, making it an ideal location for those seeking a vibrant community atmosphere.

This Victorian townhouse is not just a house; it is a home filled with potential, ready to welcome its new owners. With its blend of character, space, and location, it presents a wonderful opportunity for those looking to settle in Leicester.

Contact Set To Let Estate Agents to arrange a viewing.

- Generous 3 Storey Victorian Townhouse
- 5 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Generous Kitchen Diner
- Close to Local Shops
- Close to Places of Worship
- Call Set To Let

Viewing

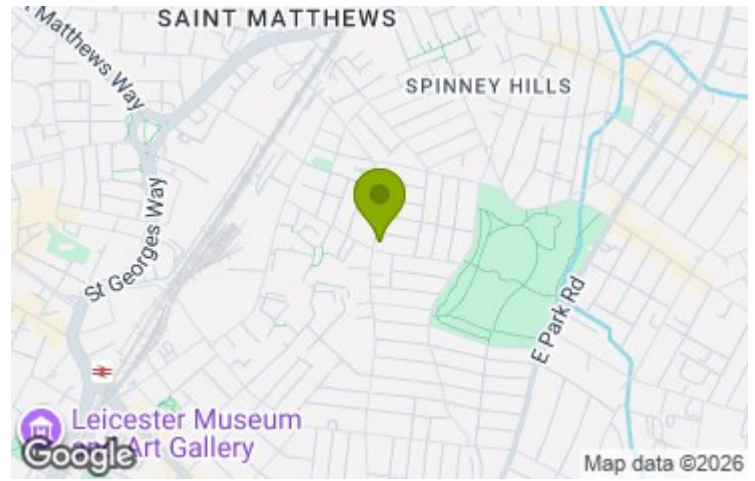
Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



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5 BEDROOM TOWNHOUSE

TOTAL FLOOR AREA: 1502 sq ft (139.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, window coverings and appliances shown are not guaranteed to match the actual dimensions of the property. The layout, fixtures and fittings shown are not intended to be taken as a prospective purchase. The services, systems and appliances shown have not been tested and are guaranteed as to their availability or otherwise upon sale.



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.