



New Build, Riverside Road, Melton Mowbray, Leicestershire, LE13 0JF
Guide Price £695,000



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DESCRIPTION

FOR SALE: A new four bedroom Dwelling with an integral two car Garage extending to approximately 2,145 sq. ft. gross internal floor area. This property is initially to be sold off plan with an anticipated build completion of Summer 2023. Planning Ref: 19/00707/FUL.

FIRST FLOOR: Lounge, Kitchen / Diner, Cloakroom / WC, Utility Room, Boot Room, Two double Bedrooms, Family Bathroom.

GROUND FLOOR: Two double Bedrooms, Snug having, Plant and Utility Rooms plus Storage and Bathroom. Double Garage, Gardens and Grounds.

This property has been designed to reflect and compliment the local character of its rural/urban location, drawing on the style of agricultural buildings. The dwelling has been sited within the plot to maximise potential views towards the river to the east and Riverside Farm and the Church of St. Mary to the South-West. This contemporary dwelling has been designed with low pitched profiled metal roof, sections of timber cladding and a timber frame creating a rural barn aesthetic. The dwelling has been orientated to face south with deep roof overhangs especially over living rooms providing shading in the mid summer. Natural ventilation and air circulation have also been

considered with double height space and stair for the ground floor, full height opening windows, and the location of the Bedrooms being away from the evening sunlight.

First Floor: The main entrance to the house is on the first floor with Kitchen and Living area located opposite the entrance with direct access to garden to the South-West. Two double bedrooms which are accessed via the landing passing a double height space, stairs adjacent to the entrance lead down to the ground floor level. The first floor living areas and Bedrooms will benefit from the best views available on the site.

Ground Floor: Two additional double bedrooms and snug having direct access to the lower section of the Garden. Plant and Utility Rooms plus Storage and Bathroom are also located on the ground floor. The double Garage is accessible adjacent to the stairs.

The dwelling is located within walking distance of several bus routes and has easy access to good quality public footpaths. The main garden of the house features two levels, the upper level to the West connects to the main living spaces and looks out over the neighbouring grass field, the lower level connects to the ground floor bedrooms and snug which are more enclosed.

Tenure: Freehold.
Council Tax Band: New Build (rate not available yet)
Reservation Fee: £10,000.00

ACCOMMODATION

GROUND FLOOR

Snug 4.325m x 3.025m (14'2" x 9'11")

Bedroom Three 2.825m x 5.30m (9'3" x 17'4")

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Utility Room 3.0m x 2.10m (9'10" x 6'10")

Bathroom 1.80m x 2.925m (5'10" x 9'7")

Hallway 1.925m x 10.225m max (6'3" x 33'6" max)

Double Garage 5.80m x 7.375m (19'0" x 24'2")

FIRST FLOOR

Lounge 3.60m x 6.475m (11'9" x 21'2")

Kitchen / Diner 5.35m x 5.35m (17'6" x 17'6")

WC / Cloakroom 2.45m x 1.10m (8'0" x 3'7")

Boot Room 2.45m x 0.9m (8'0" x 2'11")

Hallway 9.80m max x 1.925m max (32'1" max x 6'3" max)

Master Bedroom (One) 3.40m x 4.225m (11'1" x 13'10")



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Bedroom Two 2.60m x 4.225m (8'6" x 13'10")

Bathroom 1.925m x 2.25m (6'3" x 7'4")

PLANNING PERMISSION

This property is currently being sold off plan. Planning Permission was granted by Melton Borough Council on 1st June 2020. Planning Ref: 19/00707/FUL. Buyers are recommended to make their own planning enquiries to Melton Borough Council (www.melton.gov.uk)

MELTON MOWBRAY

Melton Mowbray is a thriving market town in eastern Leicestershire. Within the centre there are all facilities including a good range of shops catering for most needs together with a produce market every Tuesday and Saturday.

In the town there are also a good range of schools catering for children of all ages and some good private schools close by in Oakham.

For commuters it is handily positioned with ease of access to Nottingham, Leicester, Oakham and Grantham. In addition there is a British Rail station where there are frequent services to Leicester and the Midlands, and eastwards to Oakham, Stamford and Peterborough.

AGENT'S NOTE

All specifications, measurements, floorplans and artwork have been provided by the seller, are not to scale and are to be used for illustrative purposes only. Please contact us for further information.

COUNCIL TAX BAND

Enquiries to Melton Mowbray District Council. Telephone 01664 502502

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points

which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 4.00
Bank Holidays 10.00 - 2.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this

Oakham

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Uppingham

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property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

Oakham

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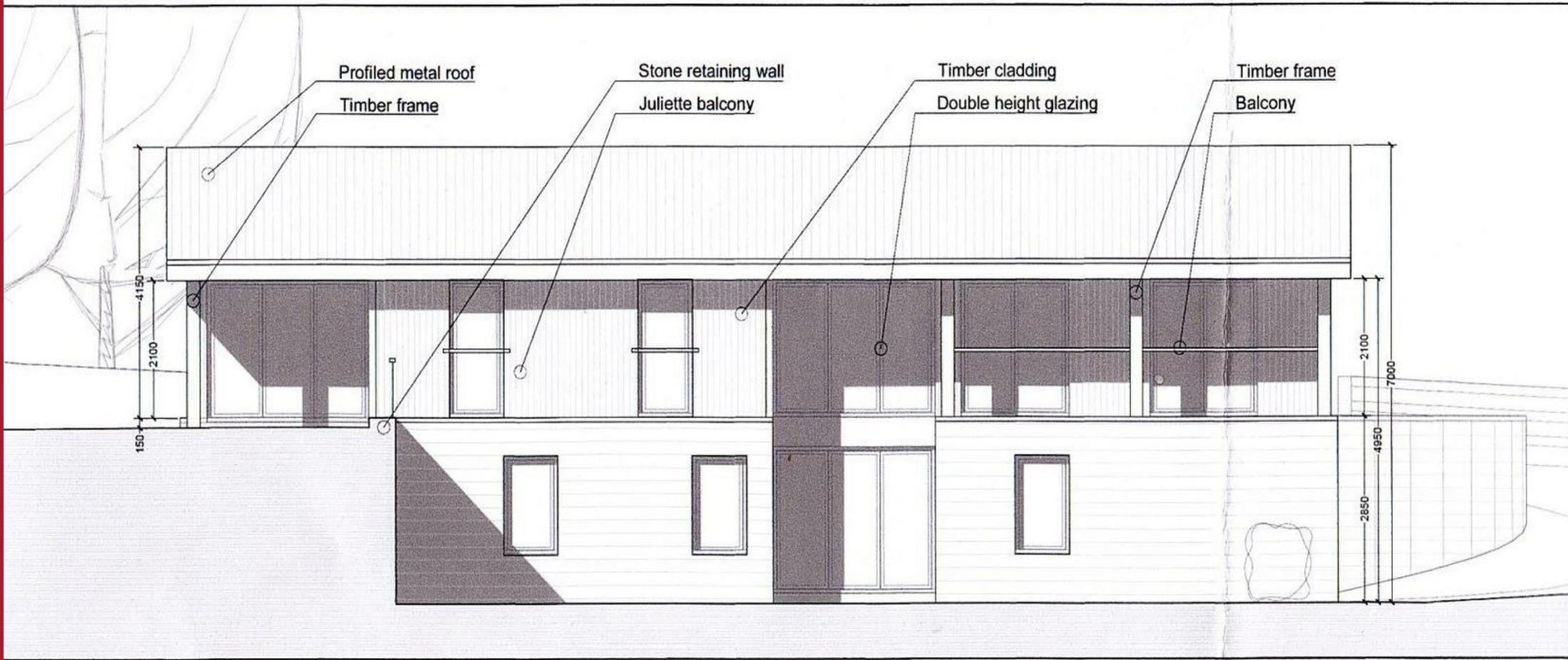
Stamford

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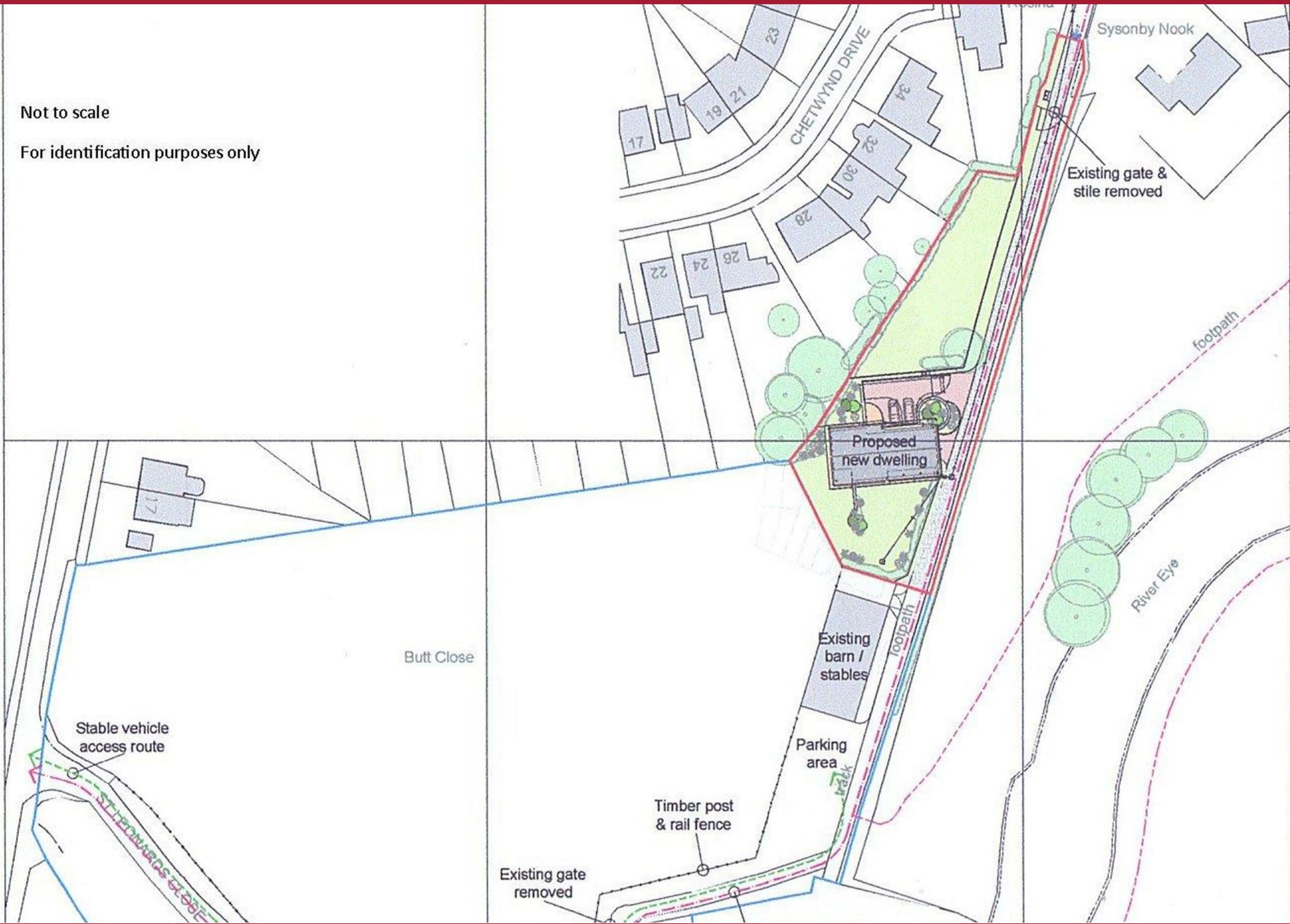
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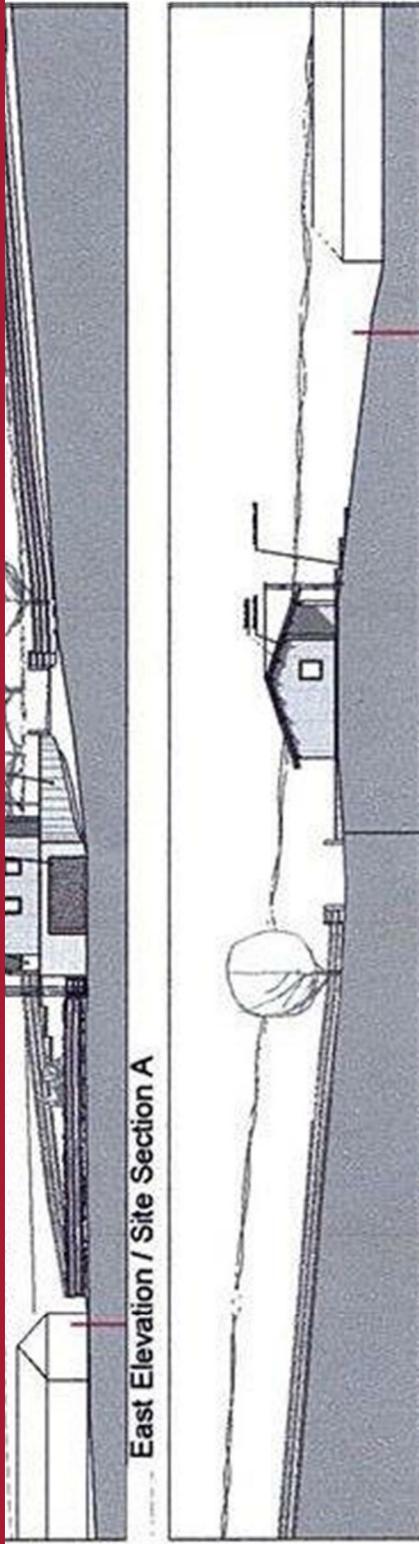


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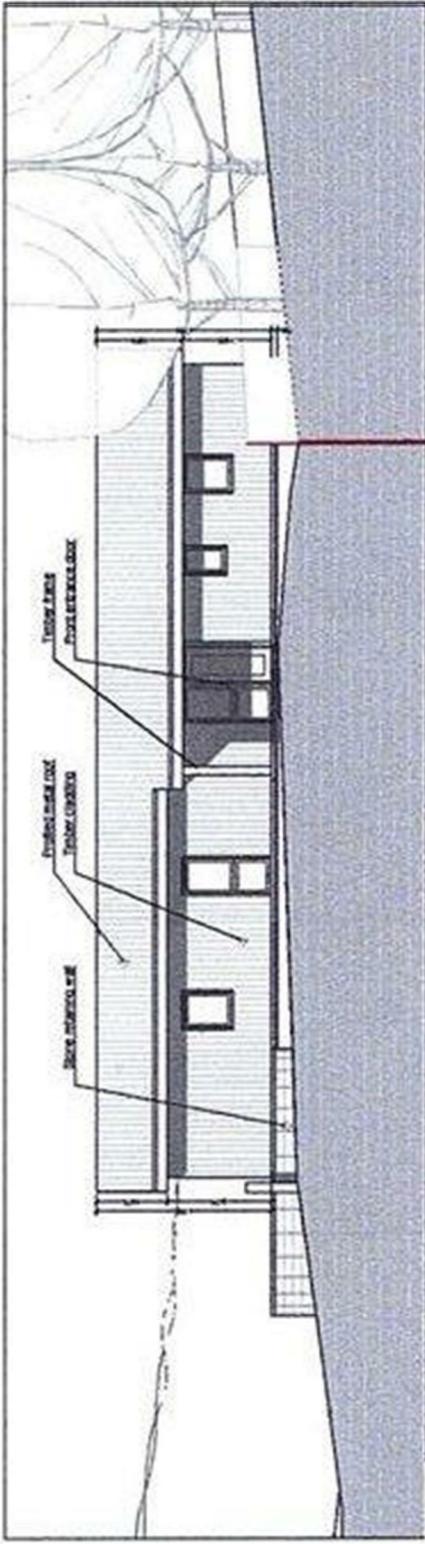
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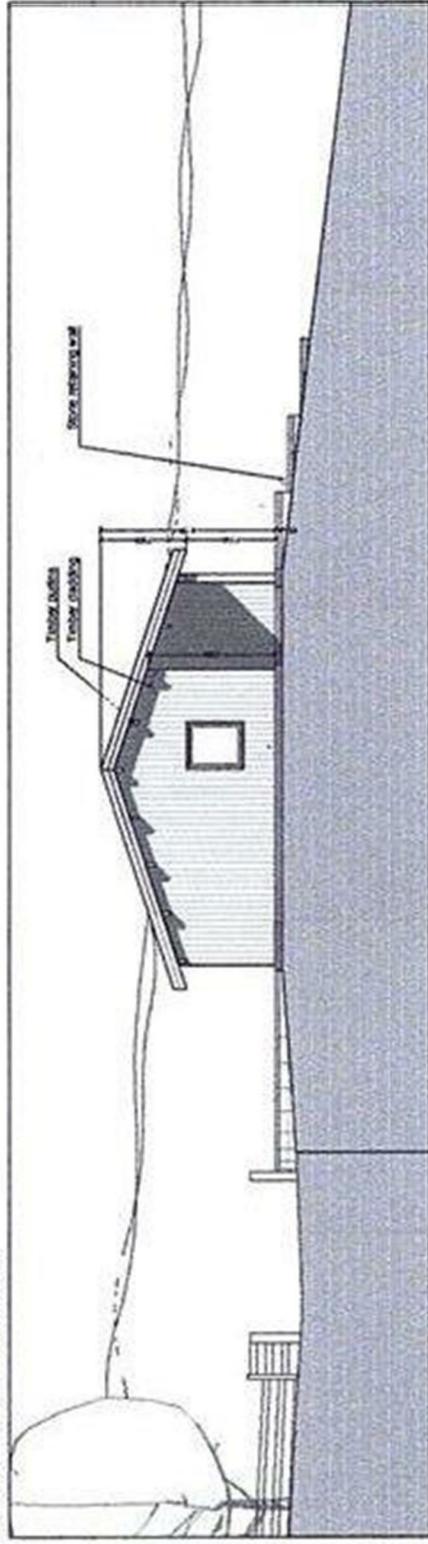
East Elevation / Site Section A



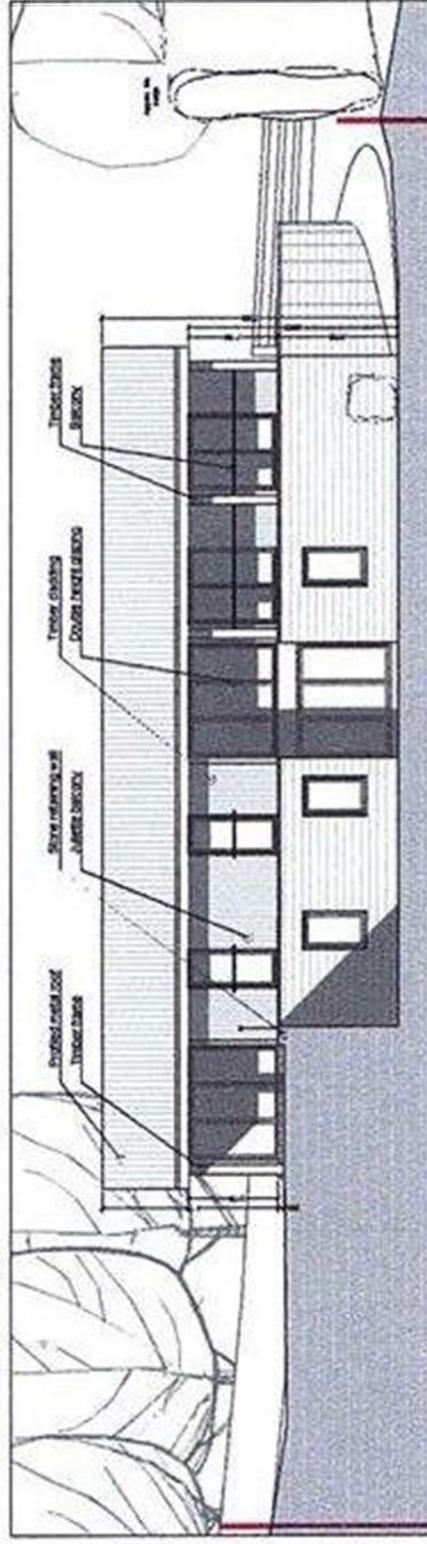
West Elevation / Site Section B



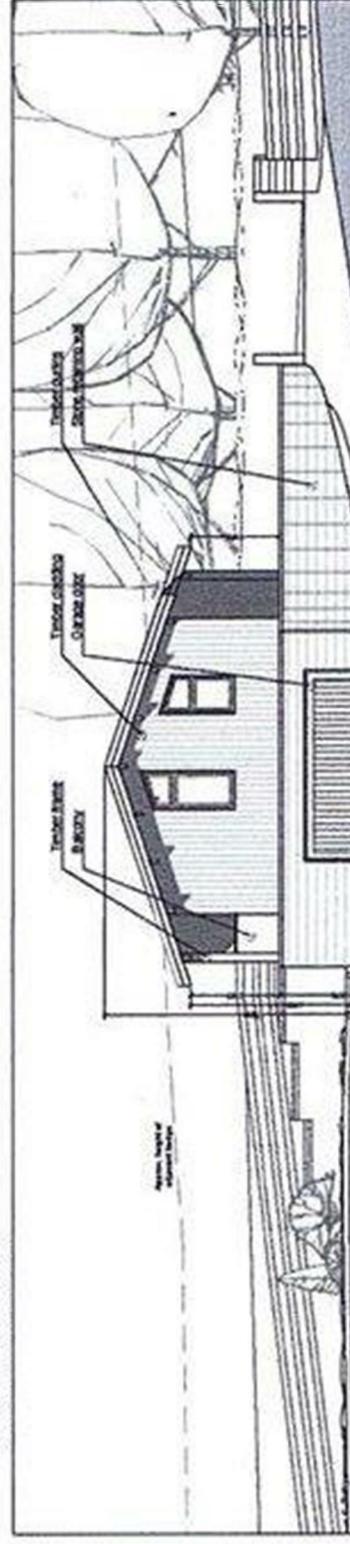
North Elevation

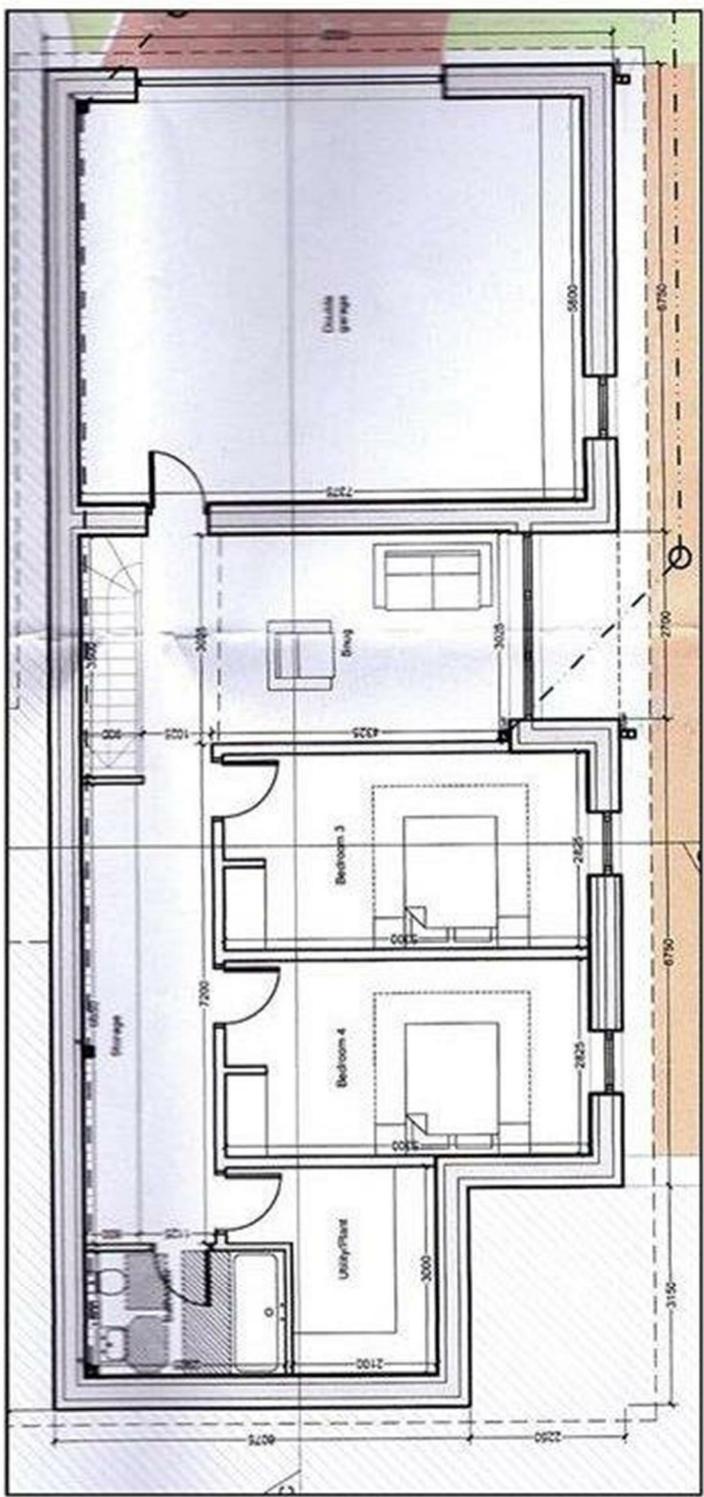


West Elevation

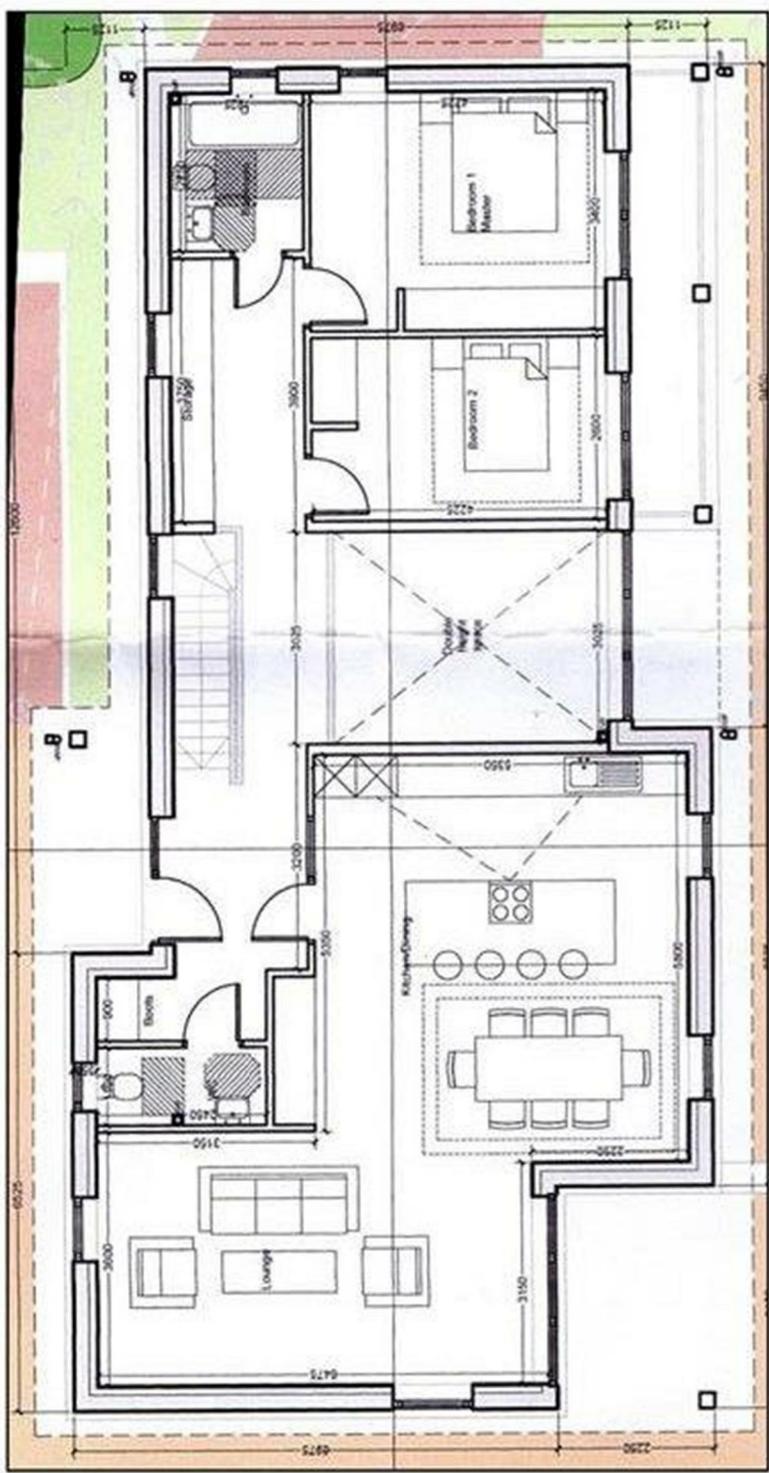


South Elevation





GROUND FLOOR



FIRST FLOOR