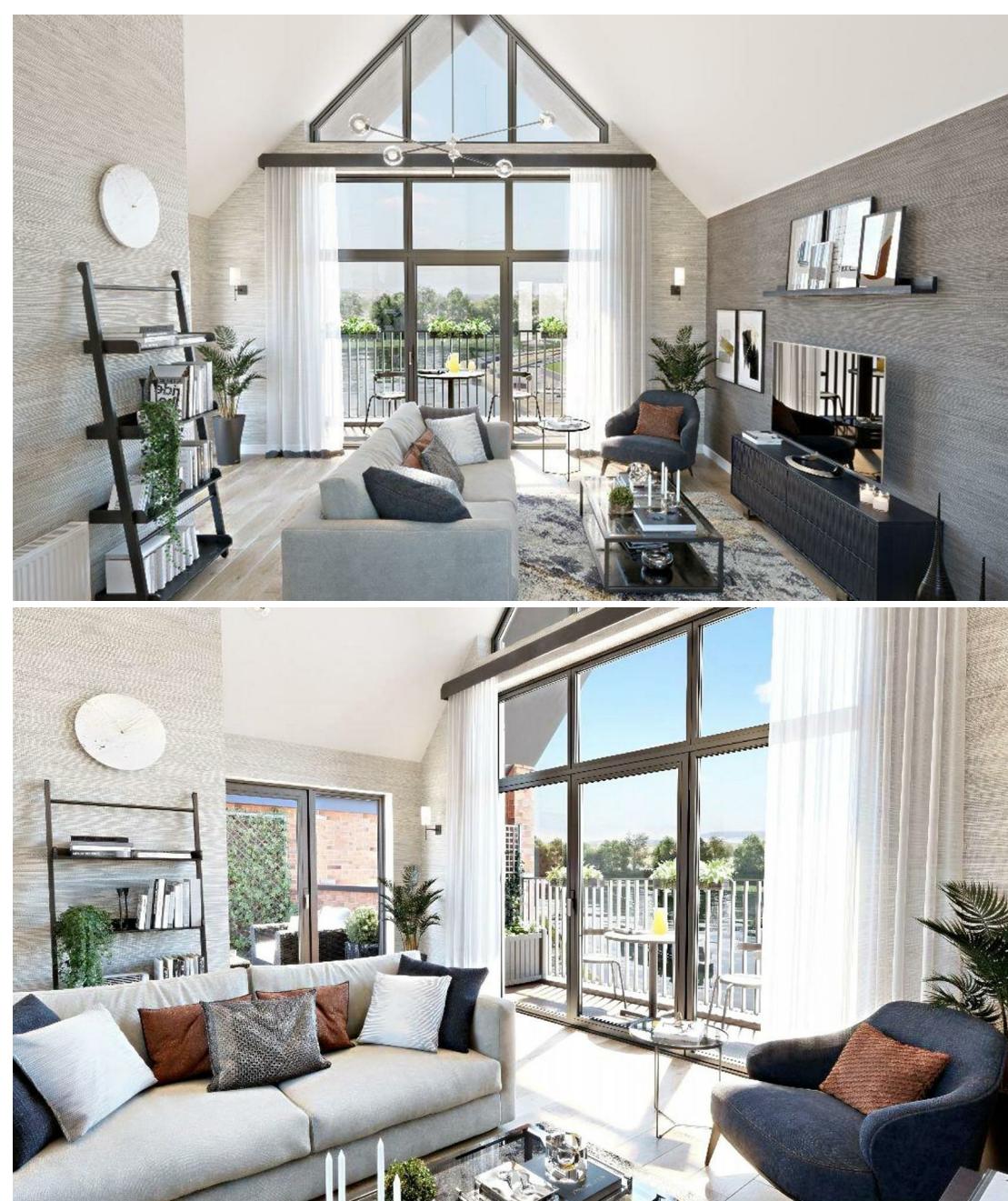




Northgate Street, Leicester, LE3

3 3 2

 **Sell My Home**TM
.co.uk



Price: £430,000

- BRAND NEW
- TERRACE VIEWS
- COUNCIL TAX: DETERMINED BY THE LOCAL AUTHORITY
- 3 BEDROOM TOWNHOUSE
- FREEHOLD
- ESTATE MANAGEMENT FEE: £163.65 ANNUALLY + VAT

Plot 3, The Melton is an ideal End-Terrace home for everyone, from first-time buyers to growing families. Situated just a stone's throw from Leicester town centre, this property offers the perfect balance of city convenience and tranquil canal-side views, creating a peaceful and welcoming environment for all.

The ground floor features a spacious kitchen and dining room with a breakfast bar, perfect for keeping an eye on the children while preparing meals. Opposite the hallway, a separate office provides an excellent space for working from home, offering the ideal balance of productivity and comfort. A good-sized W.C. completes the downstairs.

On the first floor, you'll find three well-proportioned double bedrooms, including a master bedroom with its own en-suite, offering a private retreat. A modern family bathroom completes this level.

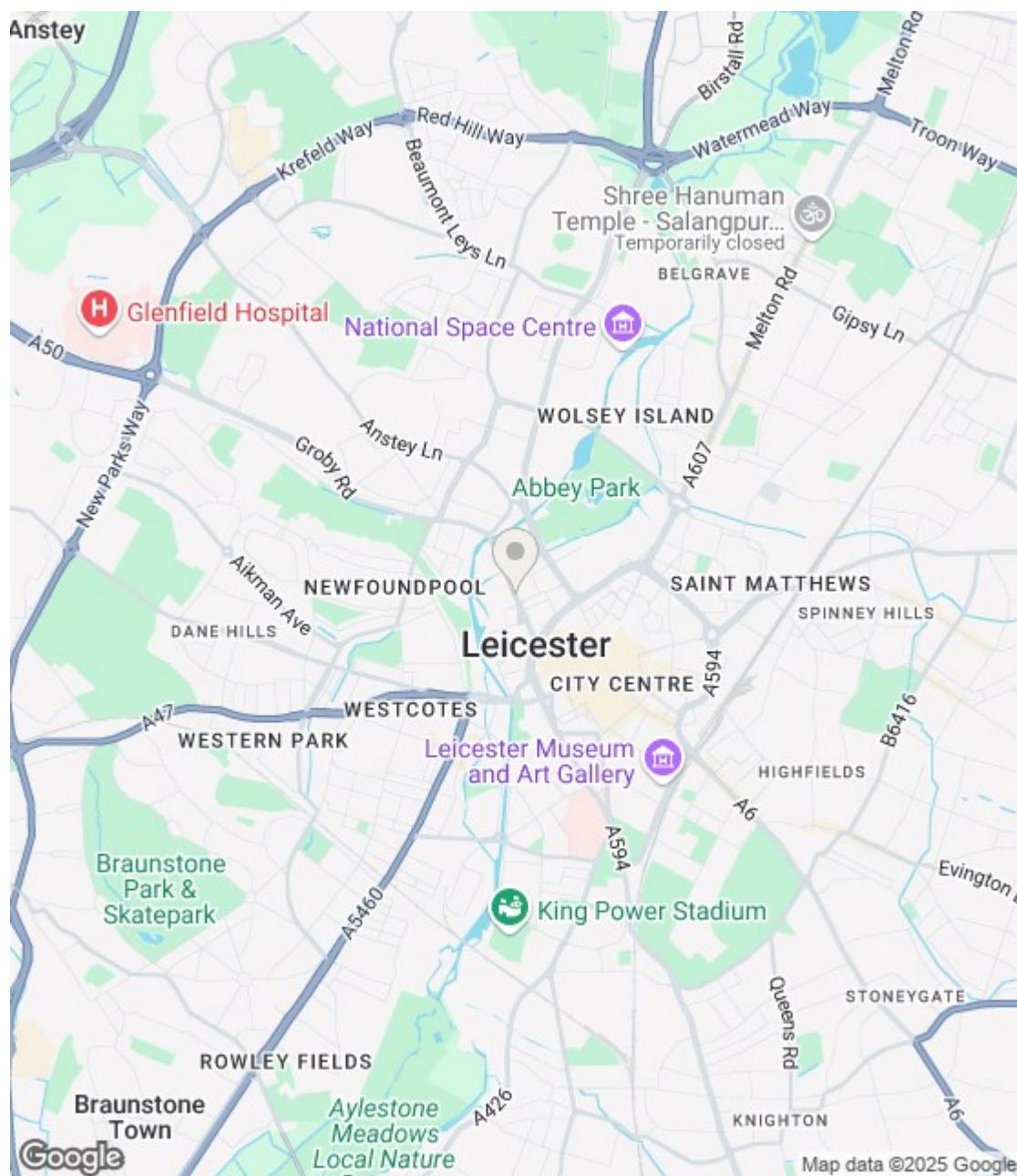
The real highlight of The Melton is the stunning lounge on the second floor, which is flooded with light from full-height apex windows. These windows open onto two terraces, providing exceptional views of the canal and creating the perfect space for entertaining guests or simply unwinding in your own private sanctuary. Whether you're hosting friends or enjoying the peace and quiet of the canal-side setting, the terraces offer a fantastic space to soak in the atmosphere.

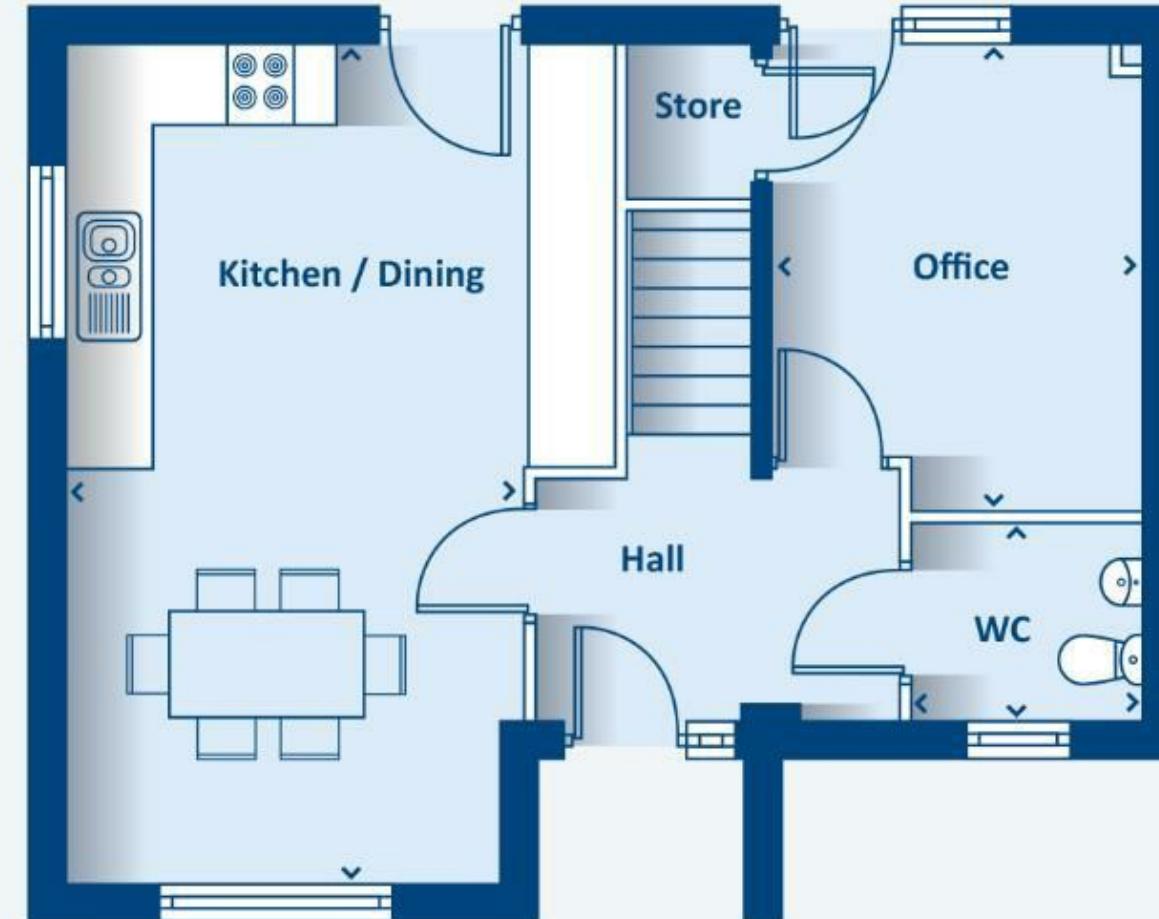
Just a stone's throw from Leicester town centre, The Melton provides easy access to the vibrant heart of the city while allowing you to enjoy the calming views of the canal right at your doorstep. It's the perfect place to call home, combining modern living with a serene backdrop.

For more information, get in touch with SellMyHome, Leicester on 0116 482 2422 or email us at contact@sellmyhome.co.uk

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	





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