



Honeysuckle Way

Melton Mowbray

- Four bedroom detached family home
- Quiet cul de sac location on the Kirby Fields Estate
- Two spacious reception rooms
- Fitted kitchen with a separate utility
- Well maintained throughout
- Low maintenance sunny gardens
- Single garage, ample parking
- EPC Rating C / Council Tax Band D / Freehold

General Description

An immaculate four-bedroom detached family home enjoying a sunny aspect on a quiet cul-de-sac to the South of Melton Mowbray, situated on the popular Kirby fields estate within walking distance to local amenities.

Accommodation

An inviting entrance hall leads you through to a spacious living room, dining room, fitted kitchen, utility and WC. Upstairs there are four bedrooms, a principle en-suite shower room and a family bathroom.

Externally

Extensive parking to the front on a block paved driveway, a single garage with power and lighting. There is a modern low maintenance rear garden with sunny aspect, a patio spanning the width of the house perfect for entertaining. A lazy lawn with raised beds and hedging creates a clean contemporary feel.

Location

The property is convenient for the Kirby Fields Park, the local convenience store/Post Office as well as excellent schools to include: Swallowdale Primary school, St Francis Catholic school and Longfield Academy/secondary school.



Agents Note

A perfect opportunity for those seeking a comfortable, family-friendly home.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Tenure

Freehold

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band D

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

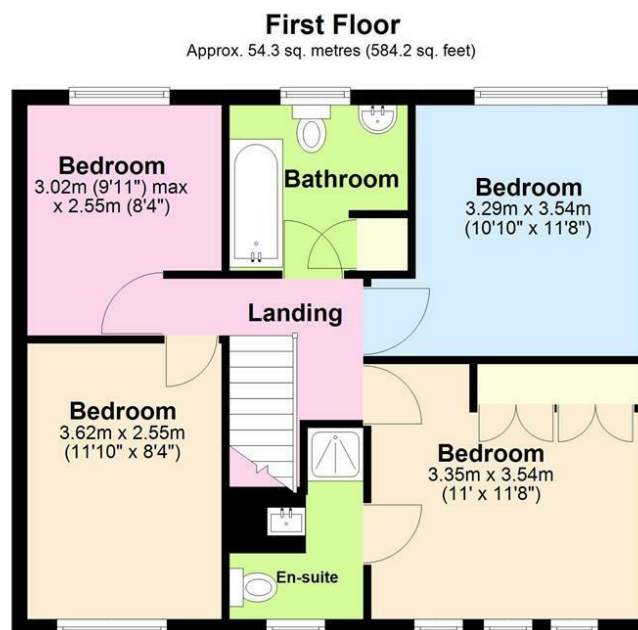
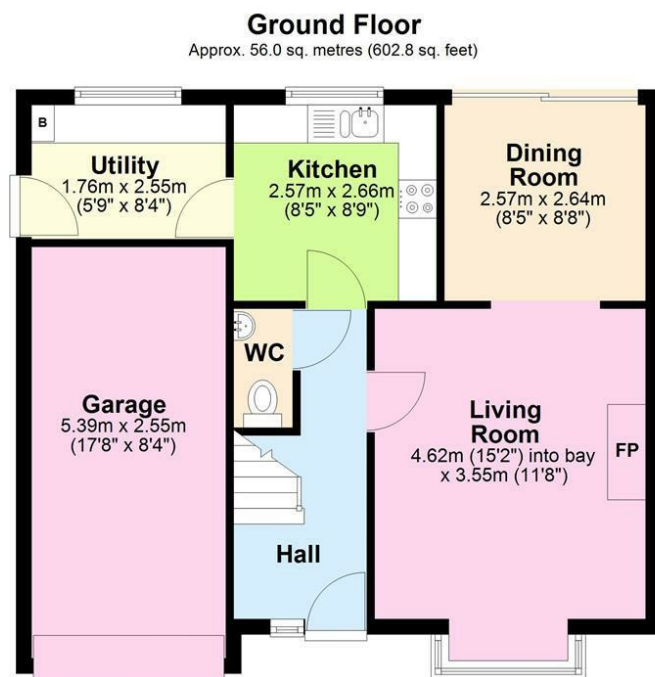
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





Total area: approx. 110.3 sq. metres (1187.0 sq. feet)



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