Alexanders
MarketMakers.

Mable Close

Melton Mowbray

- New build three bedroom home
- Exclusive development for over 55s
- Open-plan kitchen/diner
- Stunning dual-aspect living room
- Three spacious bedrooms main with en suite
- Off-street parking
- Quiet cul de sac location
- Close to many local amenities
- EPC Rating Expected B / Council Tax Band TBC / Freehold

General Description

Built by the much respected Sowden Group, the properties at Wyndham Grange have been carefully planned with each plot having been placed with privacy and proximity in mind. Consisting of a mixture of high specification homes, the development will soon have the benefit of 5 acres of beautifully maintained parkland to enjoy.

Accommodation

Internally, the properties benefit from modern, open-plan living accommodation with stylish kitchens, bathrooms and your choice of flooring throughout. Boasting circa 1,100 square feet and set across two floors the layout briefly to comprise; entrance hall, dual-aspect sitting/kitchen/dining room, utility room and wc to the ground floor. Upstairs are three good sized bedrooms with the main bedroom boasting a three piece en suite shower room and the family bathroom servicing bedrooms two and three.

External

To the side of the property there is a block paved courtyard seating terrace located from the double doors at the front of the property. All plots benefit from two parking spaces within the courtyard to the front of the block.

Location

Wyndham Grange is a rare and special development situated in the heart of Melton Mowbray, located within walking distance of Melton Mowbray town centre and its full range of amenities. There is excellent local primary and secondary schooling, a college and a train line with access to Leicester, Nottingham and London. Melton Mowbray is a traditional market town, surrounded by countryside, revered and known as the Midlands capital of food.

Method of Sale

The property is offered for sale by Private Treaty.

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.

Tenure
The property is being sold freehold with vacant possession upon completion. Annual maintenance charge of £600.

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

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

Services
The property is connected to mains gas, electricity, water, and drainage. Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

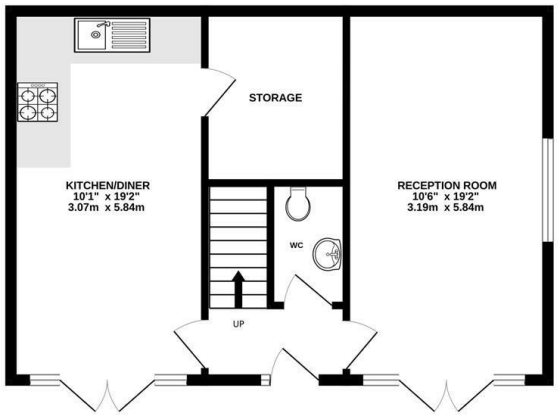
Technical Information
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

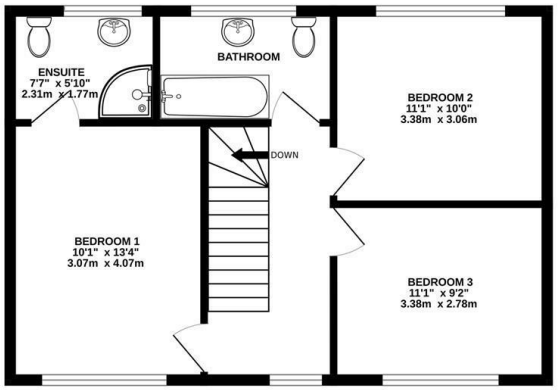
Money Laundering
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required 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.

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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So can you.
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