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Anemone Close
Melton Mowbray

- Well-presented four bedroom detached family home
- Cul-de-sac position on the south side of Melton Mowbray
- Spacious and versatile accommodation throughout
- Generous living room and separate dining room
- Fitted kitchen with utility area and downstairs WC
- Four well-proportioned bedrooms with fitted wardrobes
- Principal bedroom with en suite shower room
- Driveway, integral garage, and low-maintenance rear garden
- EPC Rating B / Council Tax Band D / Freehold

A well-presented four bedroom detached family home, positioned within a quiet cul-de-sac on the popular south side of Melton Mowbray. The property offers spacious and versatile accommodation, including a generous living space, a well-appointed kitchen with utility, and a main bedroom with en suite, all designed to suit modern family living.

Externally, the home benefits from off-road parking, a garage, and low-maintenance gardens to both the front and rear. The enclosed rear garden is thoughtfully landscaped, featuring a paved seating area with pergola, ideal for outdoor entertaining.

The property also benefits from the installation of solar panels, with the 15-year government-backed scheme due to end in July. Thereafter, the owner will retain full benefit of the electricity generated, offering excellent potential for reduced running costs and improved energy efficiency.

Conveniently located for access to the town centre, reputable local schooling, and commuter routes.

Accommodation:
The accommodation briefly comprises an entrance hall, generous living room, separate dining room, fitted kitchen with utility area, and a downstairs WC. To the first floor are four well-proportioned bedrooms all with fitted wardrobes, with en suite shower room to the main bedroom, and a contemporary family bathroom servicing the other bedrooms.

Gardens and land:
Outside, the property benefits from a driveway providing off-road parking, leading to an integral garage with low maintenance front garden to side. The enclosed rear garden is laid mostly to decorative stone for the ease of maintenance, there are established borders to surround and a paved seating area with pagoda over.

Location:
Anemone Close is well placed for access to Melton Mowbray town centre, a thriving and historic market town renowned for its rich food heritage, including the famous Melton Mowbray pork pie and Stilton cheese. The town offers an excellent range of amenities including independent shops, supermarkets, cafés, restaurants and leisure facilities, together with highly regarded schooling for all ages. Well connected by road and rail, Melton Mowbray provides convenient access to Leicester, Nottingham and surrounding market towns, making it an increasingly popular location for families and commuters seeking a blend of countryside living and modern convenience. local schooling and commuter routes, making this an excellent opportunity for families and professionals alike.

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:
Freehold.

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

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.

The property also benefits from the installation of solar panels.

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.

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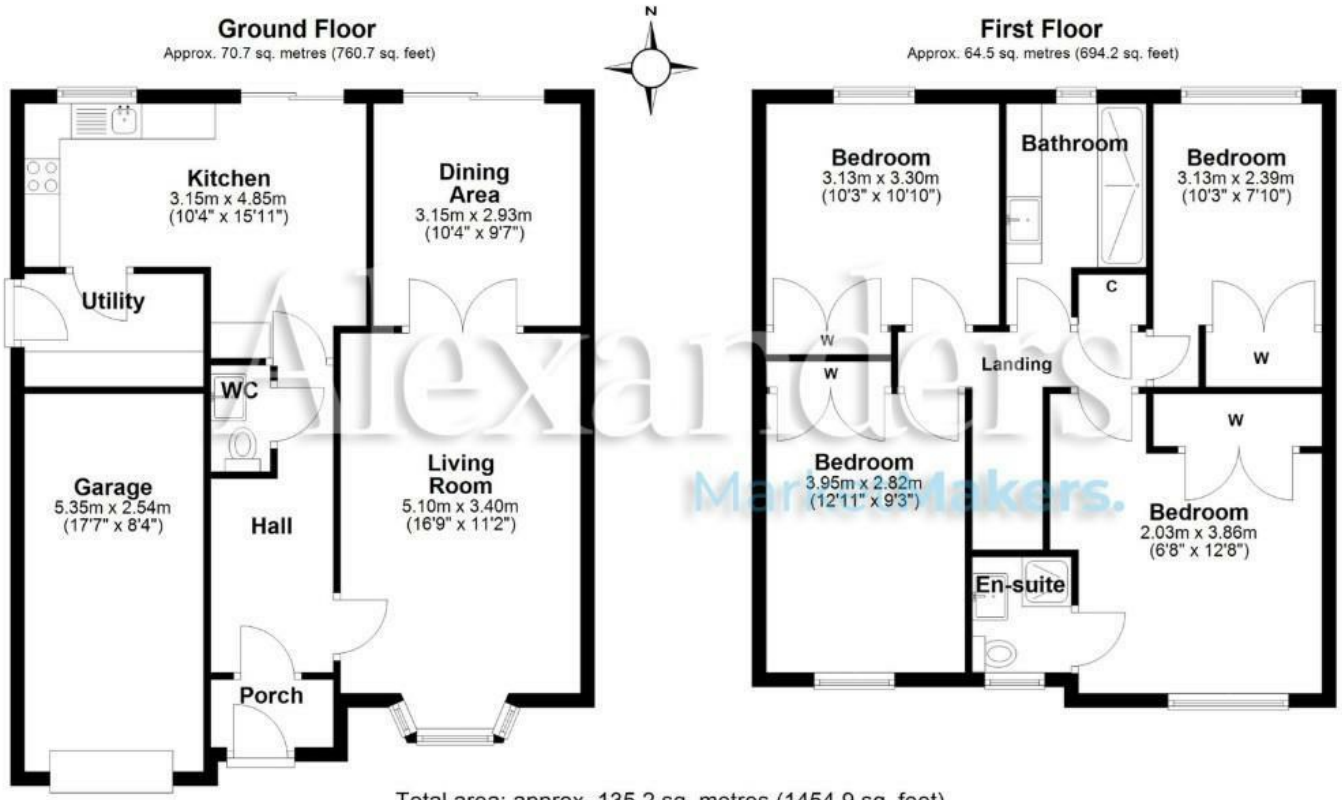
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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

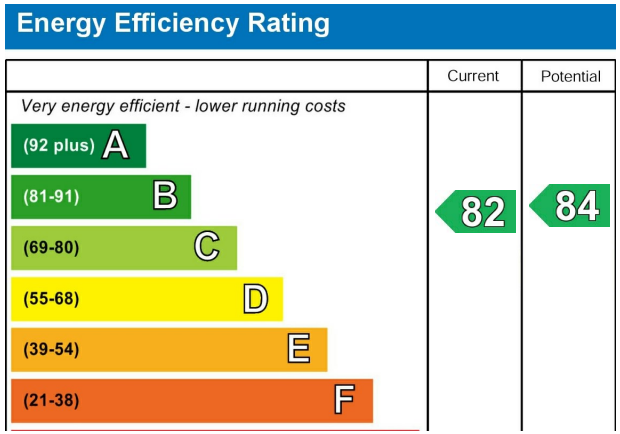
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request

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. 135.2 sq. metres (1454.9 sq. feet)



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