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Wymondham Way
Melton Mowbray

- Well-proportioned four bedroom detached home
- Popular residential location on Wymondham Way
- Cosy sitting room with feature fireplace
- Light-filled garden room with doors to rear
- Convenient downstairs WC
- Private and enclosed rear garden
- Integrated garage and ample off-road parking
- Close to country park and open countryside
- EPC Rating D / Council Tax Band D / Freehold

A well-presented four bedroom detached family home, ideally situated on Wymondham Way in a popular residential area of Melton Mowbray. The property offers well-planned accommodation with a welcoming sitting room, separate dining room and a lovely garden room overlooking the rear garden.

The home also benefits from a sleek modern kitchen, four well-proportioned bedrooms, a family bathroom and downstairs WC, together with an integral garage and private driveway providing excellent parking.

To the rear is a private, enclosed garden, while the property is ideally placed for access to the nearby country park and surrounding countryside. Local amenities and schools are also within easy reach, including John Ferneley College, which the property falls within the catchment area for, subject to the relevant admissions criteria.













Accommodation:
The accommodation comprises a cosy sitting room with feature fireplace, leading, a separate dining room which opens into a lovely garden room, with French doors providing direct access to the rear garden. The kitchen is fitted with a range of sleek, modern wall and base units, while a downstairs WC and internal access to the garage add further practicality.

To the first floor are four well-proportioned bedrooms, served by a family bathroom.

Gardens and land:
Externally, the property benefits from a private driveway providing excellent off-road parking and storage. The property also benefits from an integral garage, providing further off-road parking and storage.

Location:
The property is situated in a popular residential location on Wymondham Way, Melton Mowbray, with a nearby country park and surrounding countryside offering plenty of opportunities for walking, cycling and enjoying the outdoors.

The property is conveniently positioned for local amenities and schools, including being within the catchment area for John Ferneley College, subject to the relevant admissions criteria.

The family-friendly location provides a comfortable family home in a popular part of Melton Mowbray.

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.

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.

Heating is provided by a gas central heating system.

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.

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.


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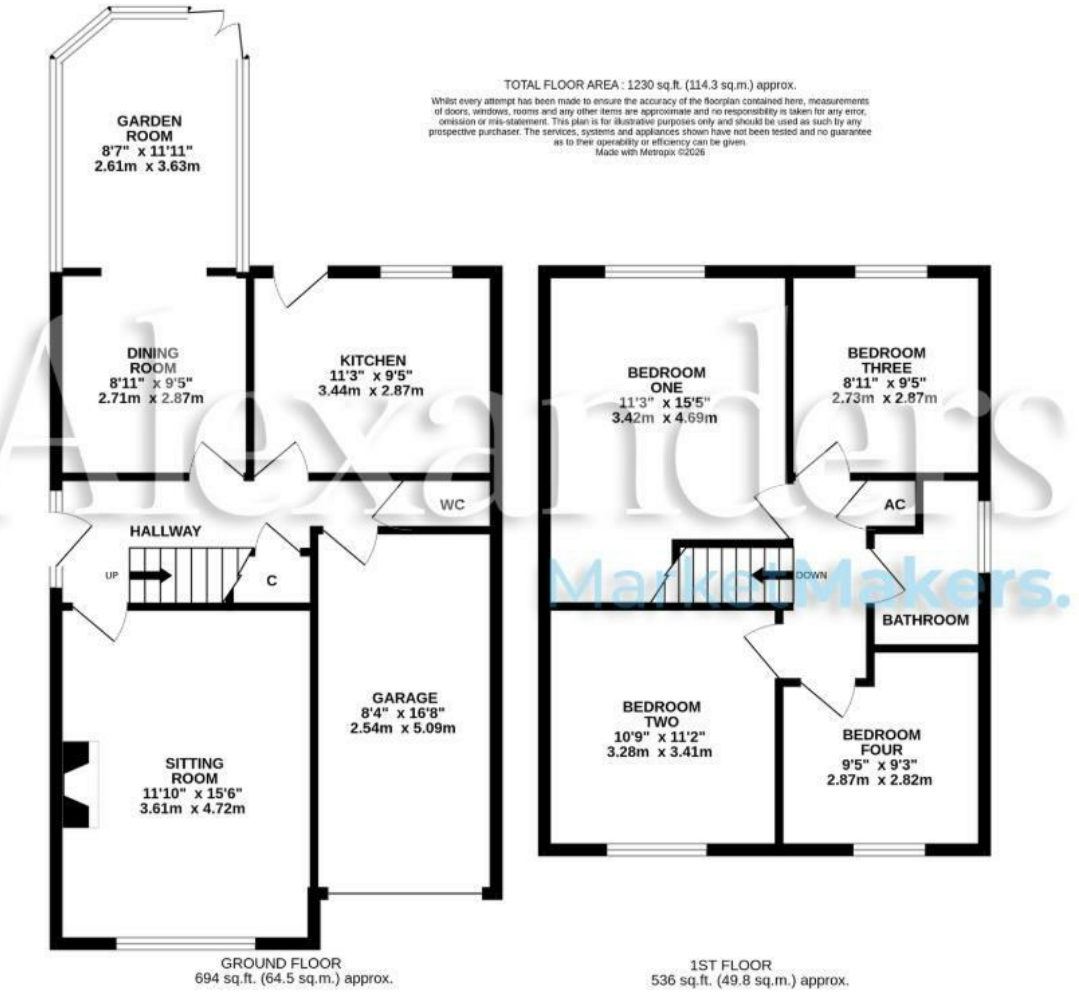
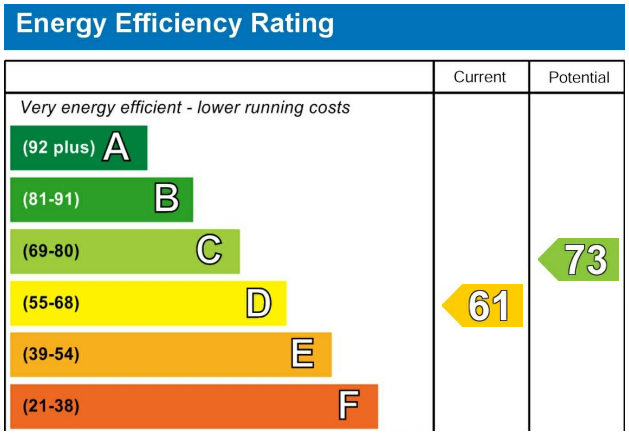
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.











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