

# Alexanders



## Ankle Hill

Melton Mowbray





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## Melton Mowbray

- Prestigious development by the Sowden Group
- Spacious contemporary two-bedroom bungalow
- Finished to an extremely high specification throughout
- Enclosed courtyard gardens
- Allocated off road parking for two
- NHBC 10-year warranty
- Ideally located for Melton Town Centre
- EPC rating B / Council Tax Band C / Freehold

### General Description

A beautifully appointed spacious new build bungalow built by the Sowden Group. The property boasts spacious accommodation with a contemporary feel throughout with high ceilings, an open plan fully fitted living kitchen with bifold on to the gardens, two good sized bedrooms and a shower room.

To the front you will find off-road parking for two plus guests, gated access to the enclosed, paved courtyard gardens.

### The Development

Wyndham Grange consists of a mixture of well-appointed semi-detached and detached new build dwellings and high specification apartments, which are in the listed lodge building and coach-houses. Surrounding the homes at Wyndham Grange is 5 acres of beautifully maintained parkland. The site has been very sympathetically designed to enable as many residents as possible to take in views of the established trees and grassed areas.

### Accommodation

Living/kitchen, two bedrooms, shower room



## Location

Excellent location with a feeling of the countryside yet walking distance of the town.

Melton Mowbray is a traditional market town revered and known as the midland's capital of food. There is access to beautiful countryside within minutes and Rutland Water is a short drive away.

## Viewings

Viewing is strictly by appointment via the sole selling agent, to arrange a viewing, please contact Alexanders East Midlands on (01664) 896 332 or visit [alexanders-estates.com/contact](http://alexanders-estates.com/contact)

## Tenure

Freehold. Management Fee of £600.00 pa

## Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band C.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.  
Council Tax Band: C

EPC Rating: B

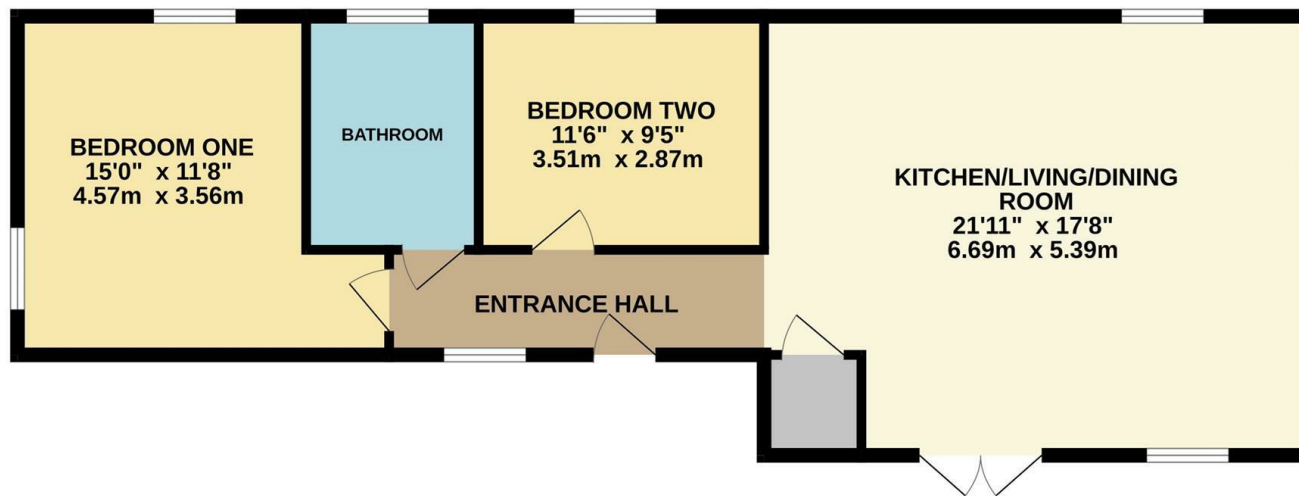
## Measurements

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.





TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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*Viewing by appointment only*

**Alexanders**

21 Market Place

Melton Mowbray

LE13 1XD

Telephone Sales: 01664 896332

Email: [melton@alexanders-estates.com](mailto:melton@alexanders-estates.com)

### Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.