



Sandy Lane Melton Mowbray

- Offered with no upward chain
- Modern semi-detached property
- Dual-aspect living room with dining area
- Sliding doors to rear garden patio terrace
- Two generous double bedrooms
- Family bathroom with separate WC
- Landscaped rear garden with seating areas
- Driveway providing parking for two cars
- EPC Rating C / Council Tax Band B / Freehold

Positioned on Sandy Lane in Melton Mowbray, a traditional market town known for its strong community feel and access to surrounding countryside, this two bedroom semi-detached home is offered to the market with no upward chain. The property has been thoughtfully maintained and provides balanced accommodation throughout, with an emphasis on natural light and practical living space.

The ground floor features a dual-aspect living room with dining area, complete with a fireplace incorporating a gas burner and decorative alcove, along with sliding doors opening directly onto the rear garden.

Upstairs, the property continues to impress with two generously sized double bedrooms, one benefitting from built-in storage, alongside a bathroom and separate WC.

The garden also benefits from a dedicated outdoor bar area with power and lighting, opening via French doors onto a seating terrace, creating a versatile space for entertaining.





Accommodation:

The accommodation is arranged over two floors and comprises a dual-aspect living room with dining area, creating a bright and versatile reception space with direct access to the garden. The kitchen is also dual aspect, allowing for excellent natural light, and includes a side door for practical day-to-day access.

To the first floor are two double bedrooms, one of which includes built-in storage. The bathroom is complemented by a separate WC, adding convenience and flexibility to the layout.

Gardens and land:

To the front, the property is set back from the road with a block-paved driveway providing off-road parking for two vehicles, alongside a lawned area with mature planted borders.

The rear garden has been designed to offer a range of usable outdoor spaces, featuring a paved terrace, a decked seating area with pergola over, and a lawn bordered by established planting. A standout feature is the purpose-built outdoor bar, complete with power and lighting, and French doors opening onto the seating terrace, enhancing the space for outdoor enjoyment. The garden provides a good level of privacy and a natural flow between entertaining and relaxation areas.

Location:

Sandy Lane sits within an established residential area of Melton Mowbray, a traditional market town known for its local produce and strong sense of community. The town centre provides a range of everyday amenities including supermarkets, independent shops, cafés, and leisure facilities.

The area is well connected, with a railway station offering services to nearby centres and road links including the A46 providing access towards Leicester and Nottingham.

A range of schooling is available locally, including primary and secondary options, subject to catchment and availability.

Surrounding countryside and nearby green spaces further enhance the setting, offering opportunities for outdoor recreation alongside the convenience of a market town environment.

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 B.

Viewings:

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





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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.

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.

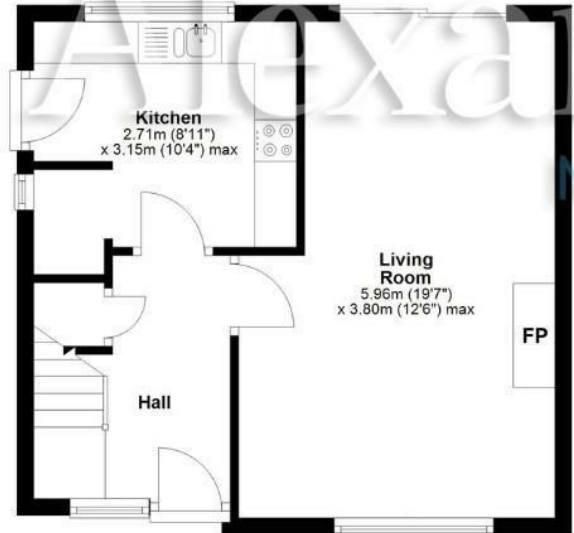
Money Laundering:

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.

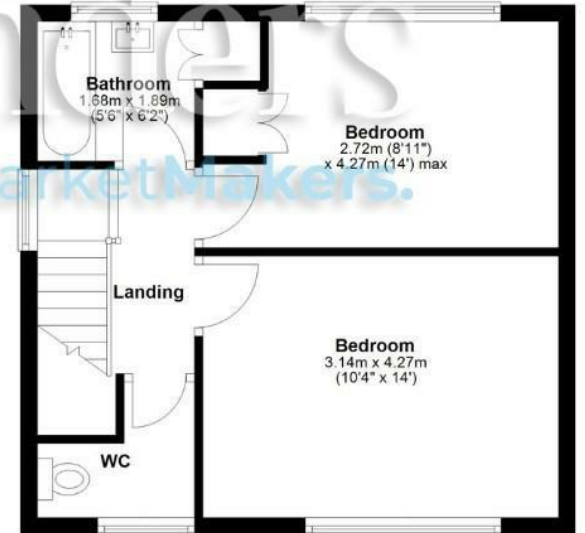
General Note:

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.

Ground Floor
Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor
Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 78.2 sq. metres (842.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		

