





# The Drive

## Melton Mowbray

- First time to market in over 50 years
- Stunning detached family home
- Prime end of cul-de-sac location
- Scope to improve and modernise
- Spacious and adaptable
- Large garage and additional off-road parking
- Mature 'wrap around ' gardens
- Easy walking distance into town
- EPC Rating D / Council Tax Band D / Freehold

### General Description

Offered to the open market for the first time in over 50 years is this detached family home built in circa 1937.

The property occupies a quiet location at the end of this desirable cul-de-sac situated off Dalby Road on the south side of town.

Offering good sized accommodation laid over two floors which is now ripe for improving and modernising to one's own taste. The property boasts an enclosed plot with established 'wrap around ' gardens and is ideally located within easy walking distance of the town centre with a comprehensive range of shops, services and public transport connections in addition to excellent local schools and leisure facilities.

In all just under 2,000 square feet.

### Accommodation

The ground floor to comprise; Entrance porch, bright attractive hallway, large dining room, modern kitchen with integrated appliances, stunning lounge with french doors to the rear garden, seperate cosy living room, wc/cloakroom, utility, lean to/sunroom.

To the first floor expect to find, a beautiful long landing, leading to master bedroom with en suite, three further bedrooms and family bathroom.





## External

Private driveway with off road parking and integral garage.

Established gardens, patio terrace with pergola and decked area, additional private seating area.

## Agents Note

A four bedroom detached family home situated in sought after residential area close to town which would benefit from improvement and modernisation.

## 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

We are advised that mains gas, electricity, water, and drainage are connected.

## 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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