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# Cavalry Close
# Melton Mowbray

- Impressive detached family home
- 1,975 square feet of versatile living space
- Spacious kitchen/diner with separate utility
- Stunning dual-aspect living room
- Conservatory overlooking the rear aspect
- Five generously sized bedrooms
- Main bedroom with en suite
- Off-road parking and integrated garage
- EPC Rating C / Council Tax Band E / Freehold

Situated in the highly regarded area of Cavalry Close, Melton Mowbray, this substantial detached family home offers generous and versatile accommodation extending to approximately 1,975 square feet Occupying an attractive plot, the property is approached via a spacious driveway providing ample off-road parking, leading to an integral garage and creating an impressive first impression.

Beautifully presented throughout, the property has been thoughtfully designed to provide a practical and adaptable layout. The inclusion of multiple reception spaces, a dedicated study and a bright conservatory enhances the flexibility of the accommodation, while the carefully considered arrangement creates a wonderful sense of space throughout.

Further complemented by four generously proportioned bedrooms and a versatile fifth bedroom providing potential for a games room, nursery or home office, attractive gardens and a sought-after residential setting, this impressive home combines generous proportions with everyday practicality, resulting in a property that is both welcoming and highly functional.















## Accommodation:

The welcoming entrance hall provides access to the principal ground floor accommodation, where the home has been thoughtfully arranged to create a wonderful sense of space while offering a balance of open-plan living and more private reception areas. The spacious living room enjoys an abundance of natural light through its dual-aspect windows, with pleasant views over both the front and rear elevations.

Forming the heart of the home, the generously proportioned kitchen/diner provides an excellent range of workspace alongside ample room for informal dining. The adjoining conservatory creates a bright and inviting additional reception space, enjoying attractive views over the rear garden and seamlessly extending the living accommodation. A dedicated study provides a peaceful and versatile room, lending itself to a variety of uses. A separate utility room adds everyday practicality, while a cloakroom with useful boot room space completes the ground floor accommodation.

The first floor continues to impress with four generously proportioned bedrooms and a versatile single room. The principal bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom and an additional separate shower room, creating a practical and well-appointed first-floor layout.

## Gardens and land:

Externally, the property continues to impress with a generous driveway offering extensive off-road parking alongside the integral garage. The rear garden provides an excellent outdoor space for children to play, for entertaining guests, or simply for relaxing in a private and enclosed setting.

## Location:

Cavalry Close is a highly regarded residential address within the popular market town of Melton Mowbray, offering convenient access to a wide range of local amenities, well-regarded schools, shops, cafés, restaurants, and leisure facilities. The town also benefits from excellent transport links to Leicester, Nottingham, and surrounding centres, making it an ideal location for both families and commuters. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

## 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 E.

## 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.

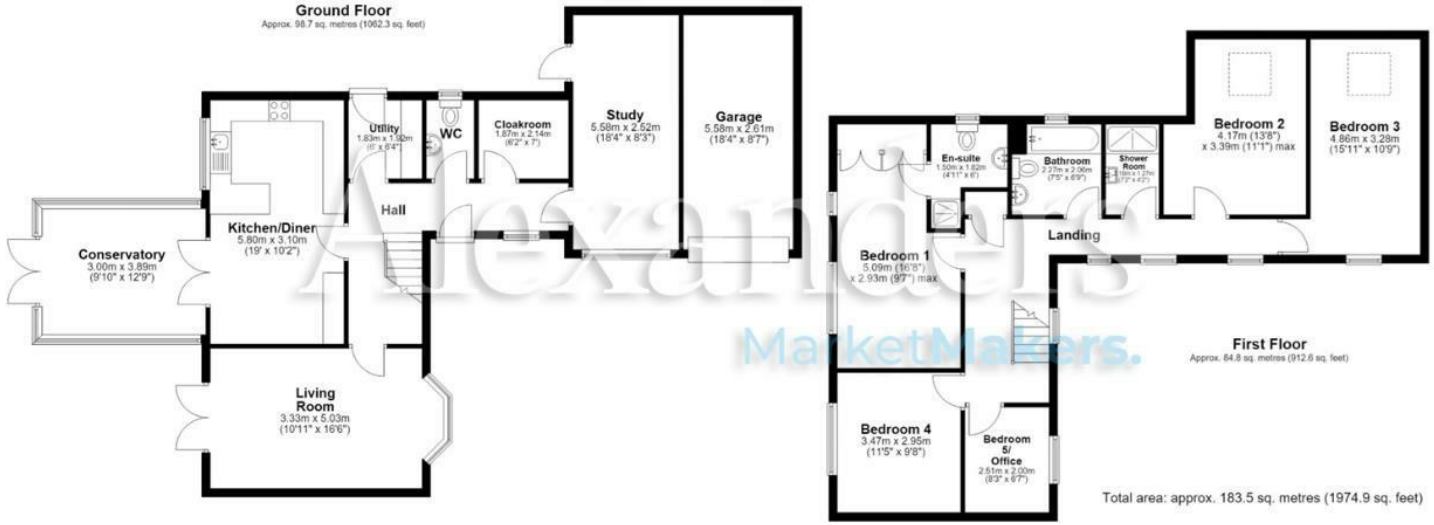
## Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

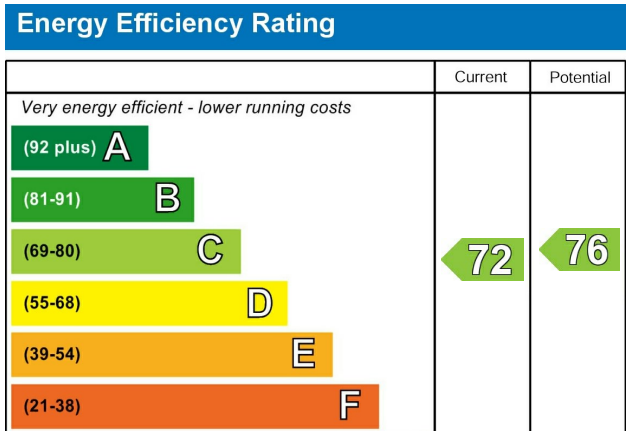
## Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership.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

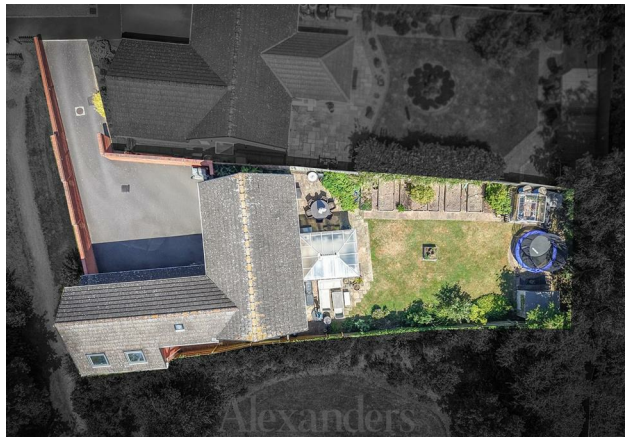
## Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## 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.


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