





# Richmond Drive

## Melton Mowbray

- Immaculately presented family home
- Two welcoming reception rooms
- Fitted kitchen and utility with integrated appliances
- Four spacious double bedrooms
- Family bathroom plus an en suite
- Beautifully landscaped gardens
- Ample off road parking and a single garage
- EPC Rating C / Council Tax Band E / Freehold

### General Description

A beautifully presented four bedroom detached family home situated on the prime south side of town, backing on to a bridle way with a sunny aspect in a quiet cul-de-sac. The property benefits from well-manicured gardens to both sides, a large frontage and four double bedrooms.

### Accommodation

Entrance porch, hallway, cloakroom, lounge, dining room, fitted kitchen, utility, four double bedrooms, en suite to main bedroom, family bathroom.

### Outside

Extensive parking to the front and lawn, an integral single garage, stone paving, manicured lawns and well stocked beds.

### Agents Note

A well-presented spacious family home in a prime area of Melton.

### 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.

### Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band E.

### Tenure

Freehold.

### 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

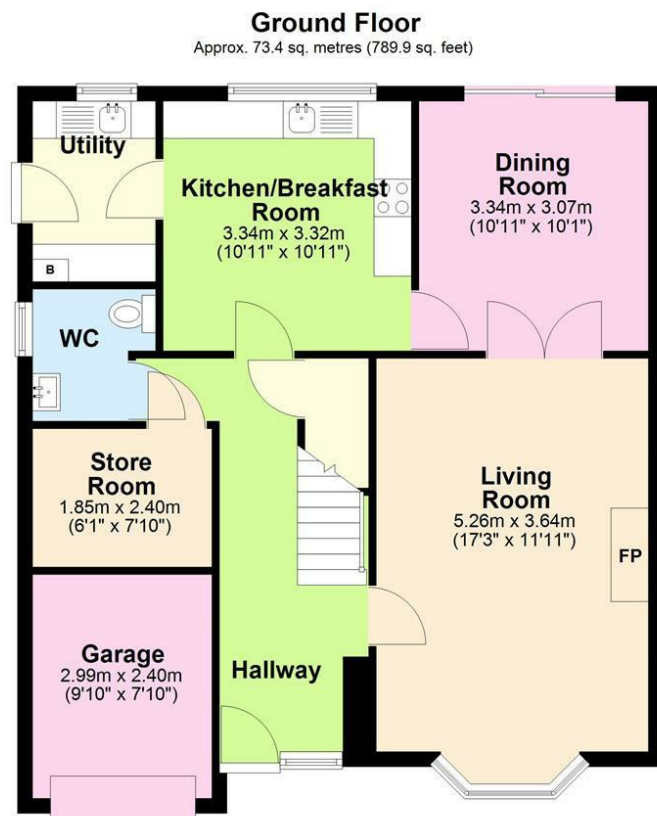
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

### 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.







Total area: approx. 139.8 sq. metres (1504.9 sq. feet)



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