Alexanders
MarketMakers.

Richard Close
Melton Mowbray

- Well-presented three-bedroom link-detached home
- Offered with no onward chain
- Impressive kitchen and dining room
- Range cooker included in the sale
- Spacious sitting room with natural light
- Main bedroom with en-suite shower room
- Built-in wardrobes to two bedrooms
- Boarded and plastered loft with conversion potential
- EPC Rating C / Council Tax Band B / Freehold

A well-presented three bedroom link-detached home, ideally positioned within a quiet residential cul-de-sac in Melton Mowbray. Offering generous and versatile accommodation, an integral garage, driveway parking, attractive gardens and the added benefit of no onward chain, the property presents an excellent opportunity for a straightforward move.

The property offers a well-planned layout with a particularly impressive kitchen and dining space forming a real focal point of the home. Beautifully appointed with contemporary units, integrated appliances and a range cooker included within the sale, the space combines practicality with a sociable feel and excellent connection to the garden.

Outside, the property enjoys attractive gardens with a good degree of privacy, complemented by a substantial decked terrace. The popular residential setting provides convenient access to Melton Mowbray and its wide range of amenities, while also offering easy access to the surrounding countryside and road network.

Accommodation:

The welcoming entrance hall provides access to the main living accommodation, a useful ground-floor WC and stairs rising to the first floor.

The spacious sitting room is a comfortable and inviting reception room, with a front-facing window allowing plenty of natural light to fill the space. To the rear of the property is the impressive kitchen and dining room, creating a superb open and sociable space for everyday family life. The kitchen is fitted with a contemporary range of units, offering excellent storage and worktop space, together with an integrated fridge freezer and integrated bins. There is ample space for a dining table and chairs, while French doors open directly onto the rear garden. The range cooker will be included as part of the sale.

Upstairs, the main bedroom is a generous double room featuring built-in wardrobes and a private en suite shower room. Two further bedrooms provide excellent flexibility, with one also benefiting from built-in wardrobes. A separate family bathroom serves the additional bedrooms, while further built-in storage provides practical storage throughout the first floor.

A further feature of the property is the boarded and plastered loft space, offering exciting potential for conversion into additional accommodation, subject to the necessary planning permissions and building regulations.

Gardens and land:

Outside, the property benefits from a private driveway providing off-road parking and access to the integral garage. The lawned front garden creates an attractive approach to the property.

The enclosed rear garden is a particularly appealing feature, offering a fantastic space for outdoor entertaining. A substantial decked terrace provides plenty of room for seating and al fresco dining, leading onto a well-maintained lawn with planted borders and a mature tree. Timber fencing surrounds the garden, creating a private and pleasant outdoor environment.

Location:

Melton Mowbray is a well-established market town set amongst the rolling countryside of north-east Leicestershire, renowned as the 'Rural Capital of Food' and famous for its traditional markets, Melton Mowbray pork pies and Stilton cheese. The attractive town centre offers a good range of independent shops, everyday amenities, cafés, restaurants and leisure facilities, with the surrounding countryside providing excellent opportunities for walking and outdoor pursuits.

The town is well connected, with a railway station providing services towards Leicester and Peterborough, while the A607 and A606 offer convenient road links towards Leicester, Nottingham and Loughborough. Melton Country Park is also close to the town centre, providing 140 acres of open space, lakes, footpaths and recreational facilities.

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.

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.

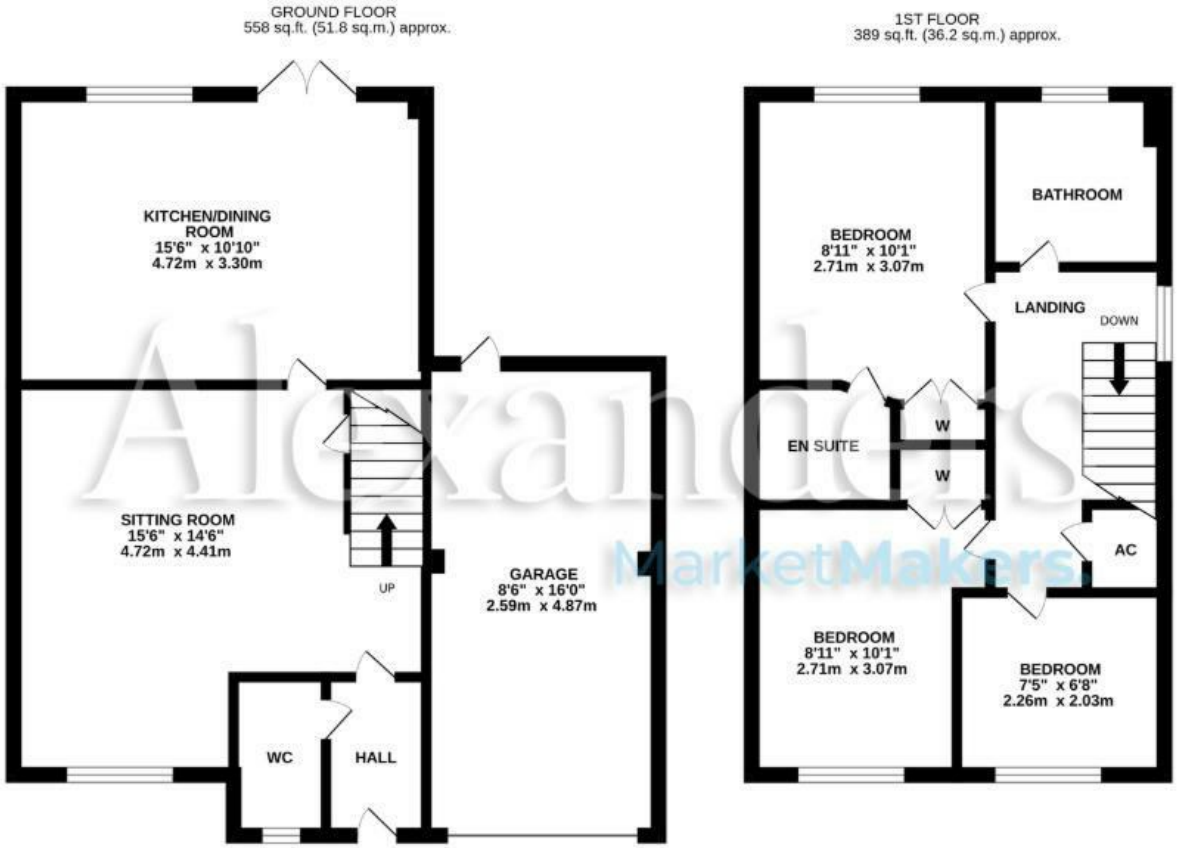
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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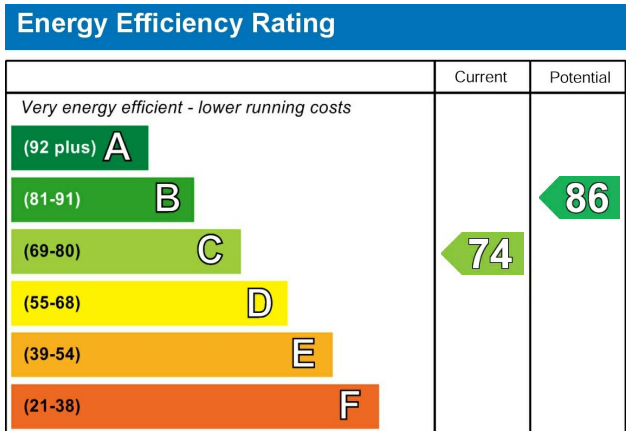

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