



Mere Road  
Waltham On The Wolds

# Mere Road

## Waltham On The Wolds

- Contemporary style bungalow
- Light and airy feeling
- Larger than average single garage
- Highly regarded village
- Entrance hall, sitting room
- Fitted kitchen/diner
- Two double bedrooms, en-suite, bathroom
- Attractive enclosed gardens with seating and lawns
- EPC Rating C / Council Tax B / Freehold

### General Description

An attractive semi-detached bungalow situated on the edge of this highly regarded village, built by a local builder in stone and brick to offer a contemporary light and airy feeling with underfloor heating throughout.

Situated on the edge of a small development there are attractive views to the side enjoyed from the glass corner of the kitchen/dining room and the second bedroom. Both the sitting room and main bedroom enjoy patio doors out onto the rear garden. To the side is a larger than average single garage as well as additional parking to the side. The rear gardens are private and fully enclosed with a patio area and lawned area.

### Location

Waltham on the Wolds is situated in the Northeast corner of Leicestershire within easy access of all major road networks. This ancient village occupies an elevated position with stunning views across the Vale of Belvoir. The village offers an impressive range of amenities including a church, pub, deli, village hall, primary school, shop/post office and medical practice all of which are easy walking distance of the property. The surrounding towns and villages offer excellent schooling of all grades and for the commuter there is a regular train service to London's Kings Cross, available at Grantham (10.9 miles).



### Accommodation Summary

Ground Floor: Entrance hall, sitting room, fitted kitchen/diner, two bedrooms, en-suite, family bathroom.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664) 896332.

### Agents Note

The approach road to the property is maintained by Duffins, the original builders. There is a covenant on the deeds by Belvoir Estate and Duffins builders that they will be payed 25% of any increase in value from modification of the property until 2037.

### Tenure

Freehold.

### Services

We are advised that mains electricity, water and drainage are connected. The property has a air-sourced heating system.

### Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band B.

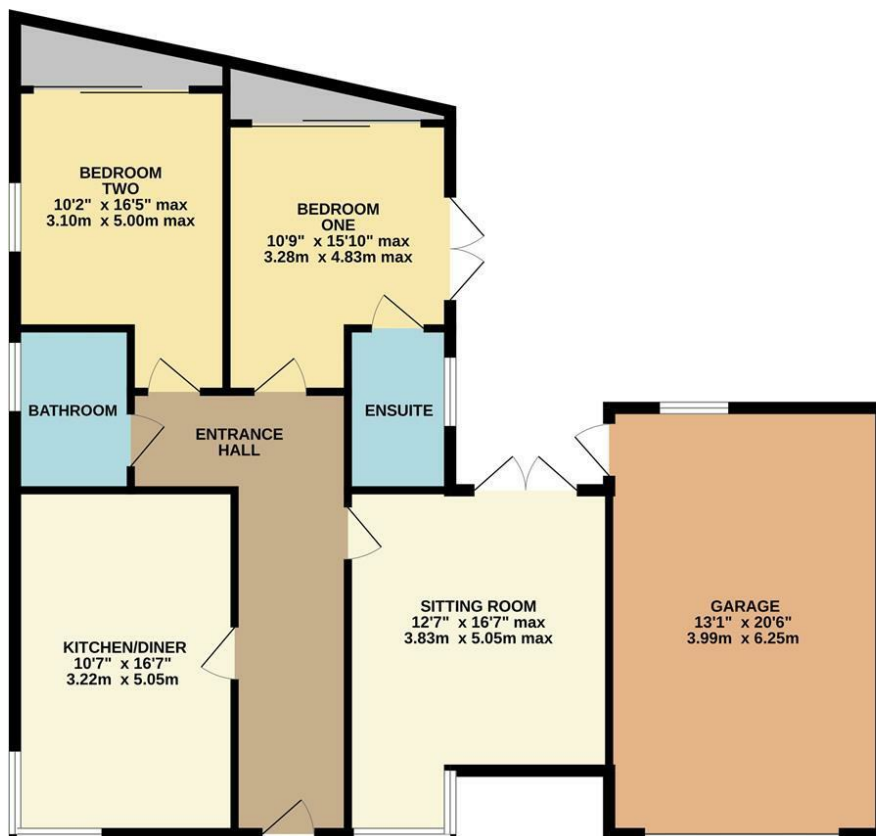
### Measurements

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.





TOTAL FLOOR AREA: 1148 sq.ft. (106.6 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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Viewing by appointment only

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.  
 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.  
 General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.