



Sandy Lane

Melton Mowbray

Alexanders
FOR SALE
01454 893322



Sandy Lane

Melton Mowbray

- Detached family home on a corner plot
- Fully re-furbished and extended
- Four double bedrooms and spacious landing
- En-suite and a four piece bathroom
- Hallway with cloakroom
- Open plan living kitchen, study and utility
- Sitting room with feature log burner
- Single garage with workshop off
- EPC Rating D / Council Tax Band D / Freehold

General Description

A fully re-furbished and extended family home with four double bedrooms, en-suite, occupying an impressive plot within easy access to the town centre.

This family home has been designed to give a spacious light and airy feel with an attractive hallway with a spacious landing off, an impressive living/kitchen space with a study off, utility and a sitting room with a log burner.

Outside the driveway will take several vehicles, the garage with a single door but the size of a double internally. To the rear an ample area of lawn and patio area off the living kitchen and sitting room.

Location

Melton Mowbray is a traditional market town revered and known as the Midlands capital of food. There is access to beautiful countryside within minutes and Rutland Water is a short drive away.

Agent's Note

A fabulous spacious family home.





Accommodation

Ground Floor: Entrance hall, cloakroom, sitting room, living kitchen, utility and study.

First Floor: Four bedrooms, en-suite and four piece family bathroom.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Local Authority

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

Services

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

Measurements

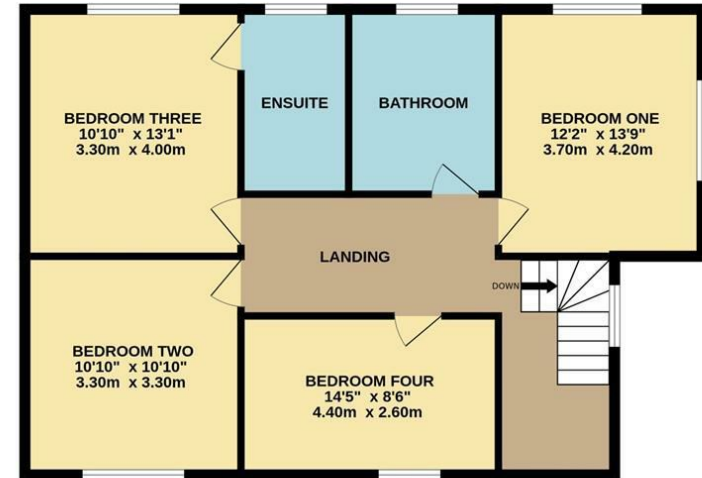
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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 : 2076 sq.ft. (192.9 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

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

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.