



Goadby Road

Melton Mowbray



Alexanders

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Melton Mowbray

- Available with No Upward Chain
- Spacious five bedroomed home, over 3,000 square feet of accommodation
- Desirable location in the Vale of Belvoir
- Countryside views, attached double garage
- Entrance hall, galleried landing
- Open plan kitchen with family area off, cloakroom, utility
- Two further reception rooms & study on the first floor
- Games room and bedroom on the second floor (plumbing to add en-suite)
- Easy access for all major commuter routes
- EPC Rating C / Council Tax Band G / Freehold

General Description

Alexanders East Midlands are pleased to announce this attractive five bedroomed Stone built family home with over 3,000 square feet of living space spread over three floors, situated on the edge of this desirable village in the Vale of Belvoir backing on to open countryside. Offered with No Upward Chain.

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, Dining Room, Kitchen/Breakfast Room, Family Room, Utility Room, Integral Double Garage.

First Floor: Landing, Bedroom One, Dressing Room, Ensuite, Bedroom Two, Ensuite, Bedroom Three, Bedroom Four, Bedroom Five, Bathroom.

Second Floor: Bedroom Six, Study.

Viewings

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

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by oil fired heating.

Local Authority

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

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 : 3584 sq.ft. (332.9 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

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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.

