



St. Thomas Way  
Melton Mowbray

Alexanders  
FOR SALE  
01664 873333  
www.alexanders.co.uk





# St. Thomas Way

## Melton Mowbray

- Five double bedrooms
- Principal with dressing room and en-suite
- Family bathroom, en-suite to guest bedroom
- Kitchen/family room, utility, cloakroom
- Two reception rooms
- Corner plot, cul-de-sac
- Landscaped rear gardens
- Detached double garage
- No Upward Chain
- EPC Rating B / Council Tax G / Freehold

### General Description

A beautifully presented spacious detached modern family home on a corner plot built in 2021 by Bellway Homes with spacious accommodation over three floors. Four double bedrooms on the first floor and a large principal suite on the second floor with a dressing room and en-suite bathroom.

To complete the family space there are two reception rooms and a spacious kitchen/family room with a vaulted ceiling, opening on to the rear garden.

The property is being sold with the remainder of its NHBC warranty. There is a large driveway, detached double garage and landscaped gardens.

### Location

The property is located on the fringe of Frisby on the Wreake, a pretty village settlement in the Wreake Valley perfectly situated for easy access to Melton Mowbray, Loughborough, Leicester and Nottingham. There are a good range of amenities in the village to include a local pub, C of E primary school and a thriving community with active clubs and societies. Also, within easy reach is Ratcliffe College, East Midlands airport, and rail links from nearby Melton Mowbray to London St. Pancras in 90 minutes.



## Agents Note

A huge amount of space for a growing family.

## Accommodation Summary

Ground Floor: Entrance hall, cloakroom, sitting room, family room, family/kitchen, utility.

First Floor: Landing, four bedrooms, en-suite, family bathroom.

Second Floor: Principal bedroom, dressing room, en-suite.

## Viewings

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

## Tenure

Freehold. Maintenance charge of £319.84 per annum.

## 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 (Tel: 01664 502502). Council Tax Band G.

## Measurements

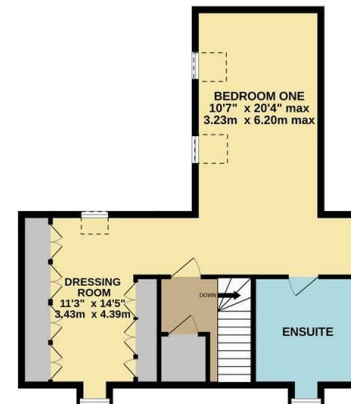
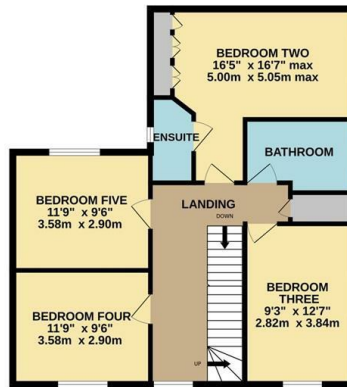
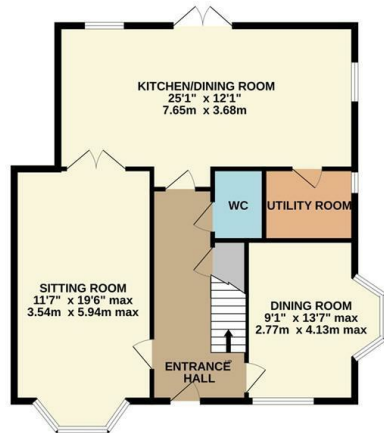
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## 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 : 2566 sq.ft. (238.3 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.  
Made with Metropix ©2024



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.