



Norfolk Drive

Melton Mowbray

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- Spacious detached family home three/four bedrooms
- Comprehensively improved and extended
- Entrance hall, cloakroom/utility
- Kitchen, dining room, sitting room
- Family room, study/fourth bedroom
- Family bathroom
- Large plot
- Desirable location with easy access to the countryside and town centre
- EPC Rating C/ Council Tax Band D/ Freehold

General Description

A deceptively spacious family home with 3/4 bedrooms, which has been comprehensively improved and extended. Situated within a large plot in this desirable area on the south side of town, close to open countryside.

With adaptable living space this property has an impressive family room open from the kitchen with bi-fold doors and a sky light, three further reception rooms, one that could be used as a bedroom or office space. There is potential to extend further to create another bedroom with ensuite on the first floor (STPP - existing footings in place). The property also benefits from solar panels and an EV charger.

Location

Convenient for local schools including Great Dalby Primary School, as well as easy access to the countryside and into the town centre.



Agent's Note

Desirable location with great living space.

Accommodation Summary

Ground Floor: Entrance hall, cloakroom/utility, kitchen, sitting room, dining room, family room, study/fourth bedroom.

First Floor: Three bedrooms, family bathroom.

Viewings

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

Tenure

Freehold.

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 D .

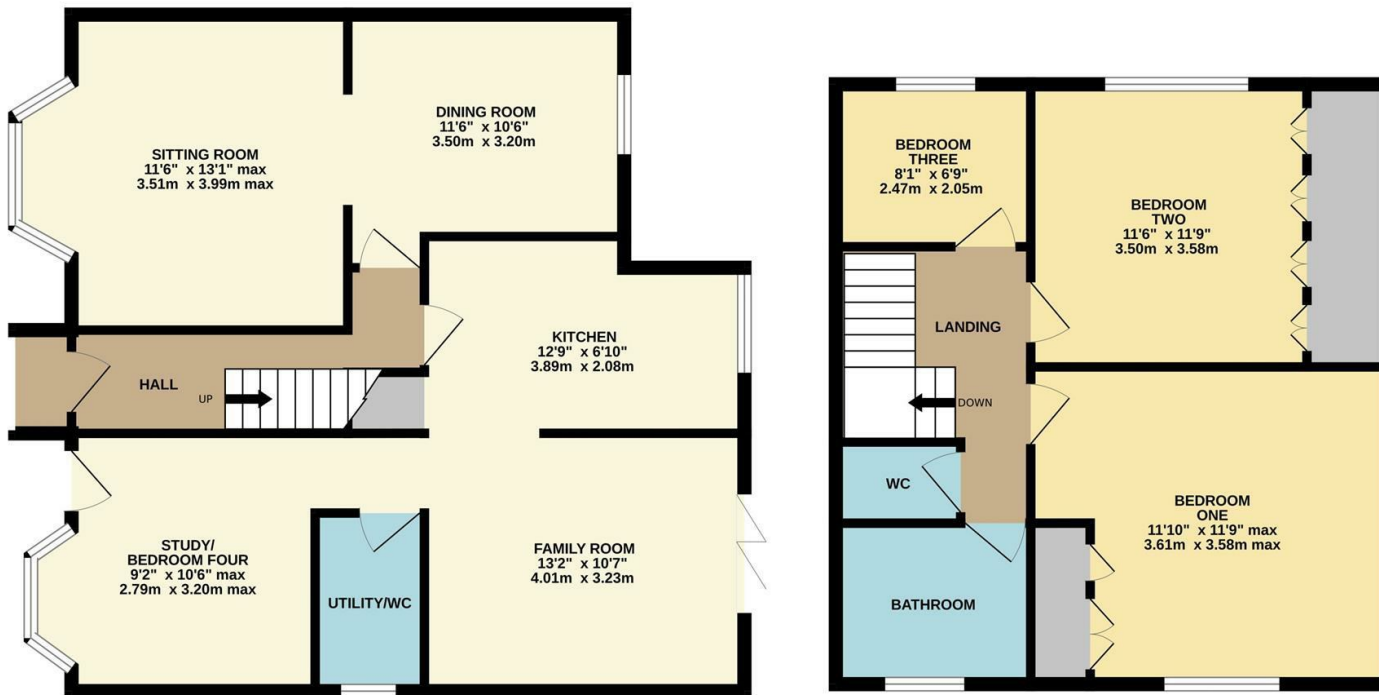
Measurements

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 : 1335 sq.ft. (124.0 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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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.

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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.