

Alexanders



Elwell Grove

Waltham on the Wolds



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Waltham on the Wolds

- Stone-built dormer bungalow
- Well regarded village
- Attractive cul de sac location
- Spacious dining / kitchen
- Two / three bedrooms
- Landscaped gardens
- Single garage and driveway
- Remaining NHBC
- EPC Rating C/ Council Tax Band E/ Freehold

Agents Note

A unique design offering a surprising amount of space.

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 within easy walking distance of the property.

The surrounding towns and villages offer excellent schooling for 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

Entrance hall, living room, study/bedroom, dining/kitchen, shower room, two further bedrooms, one with an en-suite and dressing room and one en-suite

Outside the property benefits from a driveway, garage with electric doors, sky dish and a landscaped rear garden with an outside tap.

Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold. The estate is subject to an estate charge of £240 PA.

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 E.

Measurements

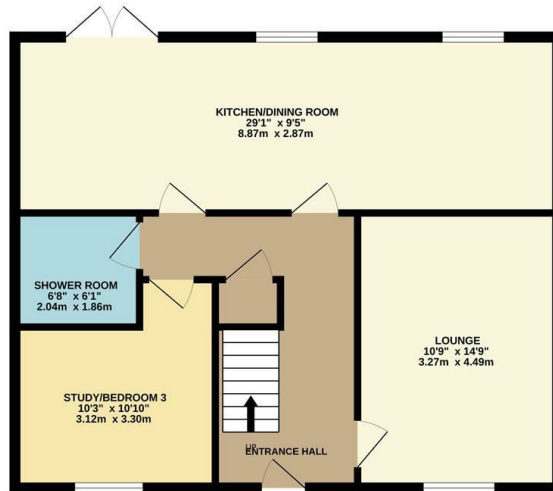
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

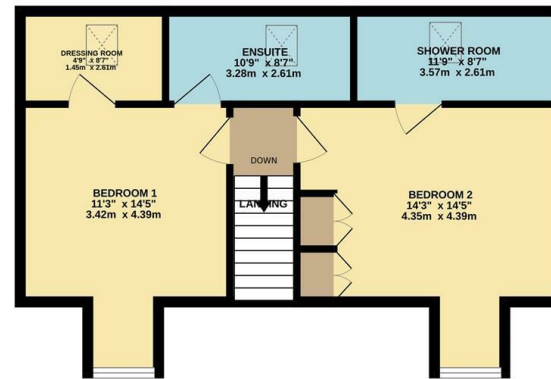
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 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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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.



Viewing by appointment only

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