



Main Street

Holwell

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Holwell

- Character stone cottage
- Views of the church
- Grade 2 listed
- Farmhouse kitchen
- Sitting room with log burner
- Three bedrooms and en-suite
- Utility and shower-room
- Good sized sunny plot & driveway
- EPC Rating D/ Council Tax Band B/Freehold

Agents Notes

Quintessential chocolate box cottage, stunning.

Location

A quiet village located approximately 4 miles North of Melton Mowbray. An extensive local shopping facilities area is available in Melton Mowbray, the A606 just to the West provides access to Nottingham and across to Six Hills where the A46 provides fast access to Leicester and Loughborough.

Accommodation Summary

Entrance hall, farmhouse-kitchen, sitting room, utility, shower-room, rear hallway, two bedrooms off the front hallway, one from the rear with en-suite.

Large, gravelled area to the side, sunken patio, area of lawn with sunny aspect.

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.



Services

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

Local Authority

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

Measurements

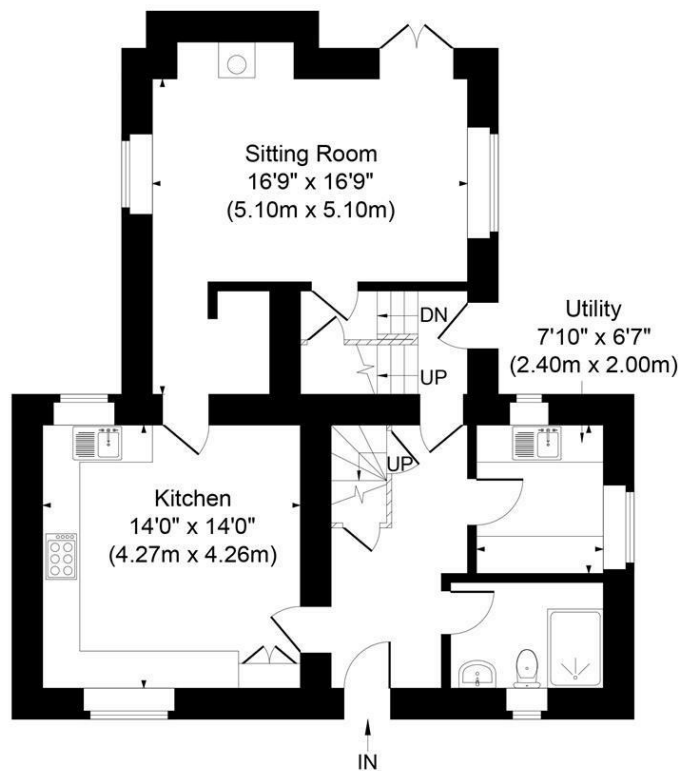
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

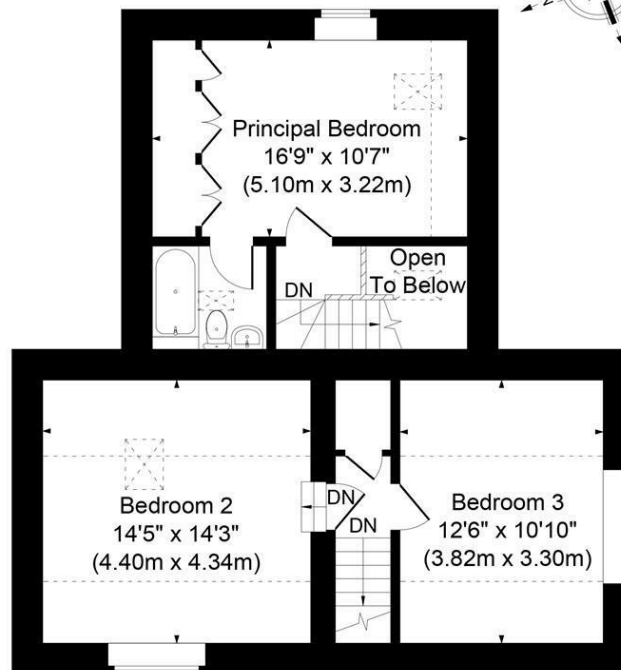
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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



22 Main Street, Holwell
Approximate Gross Internal Area = 135 sq.m/1453 sq.ft

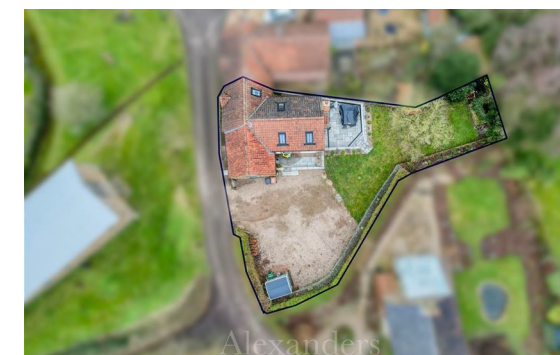
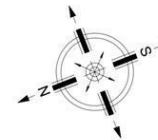


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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.