

Alexanders



Irwell Close  
Melton Mowbray





# Irwell Close

## Melton Mowbray

- Two bedroom semi-detached
- Well-presented throughout
- Entrance porch, living room
- Fitted kitchen dining room
- Ample parking
- Landscaped rear gardens
- Close to shops and local schools
- 60 square metres - 651.5 square feet
- EPC Rating C / Council Tax Band B / Freehold

### General Description

A well presented, spacious two-bedroom home ideal for a first-time buyer off the Tamar Road, Leicester side of Melton Mowbray on a quiet cul-de-sac with parking and landscaped gardens with the added benefit of close by open areas, local schools and shops.

### Accommodation Summary

Entrance porch, living room, kitchen dining room, two bedrooms, family bathroom. Paved and gravelled driveway to the front, hardstanding to the side and patio across the rear, steps on to a lawned area with raised beds and hardstanding for a shed.

### Location

Melton Mowbray is a traditional market town revered and known as the Midlands capital of food, benefiting from a wide range of retail and leisure options, supermarkets, parks, including Melton Country Park and Twinlakes; leisure centres, post office and a number of public houses. The property is also convenient for a range of well-regarded schooling, both primary and secondary, including Swallowdale Primary School and Longfield Academy.

### Agents notes

Great first time buy in a prime location for families.





## 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, Leicester, 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.



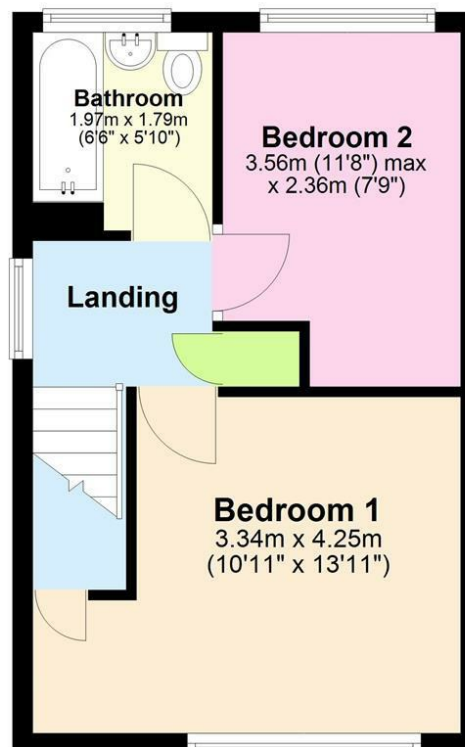
## Ground Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



## First Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



Total area: approx. 60.5 sq. metres (651.6 sq. feet)



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.