





Alexanders

Kennelmore Road

Melton Mowbray

- Prestigious development by the Sowden Group
- Four plots currently available
- Spacious contemporary three bedroom house
- Finished to an extremely high specification throughout
- Enclosed lawned gardens
- Single garage, plus allocated off road parking
- NHBC 10 year warranty
- Ideally located for Melton Town Centre
- EPC rating TBC / Council Tax Band TBC / Freehold

General Description

A beautifully appointed new build detached house built by the Sowden Group. The property boasts spacious accommodation with a contemporary feel throughout with high ceilings and plenty of light. The ground floor accommodation to comprise, entrance hall leading to a spacious kitchen / diner, lounge, WC and built in cupboard. Upstairs there are three good sized bedrooms bedroom, one having an ensuite shower room, a family bathroom.

To the front you will find off-road parking and a single garage, gated access to the enclosed gardens with patio area and laid to lawn.

There are four of these properties available, Plot 59, 60, 61, 62. Please see site plan at the end of this brochure.

The Development

Wyndham Grange consists of a mixture of well-appointed semi-detached and detached new build dwellings and high specification apartments, which are in the listed lodge building and coach-houses. Surrounding the homes at Wyndham Grange is 5 acres of beautifully maintained parkland. The site has been very sympathetically designed to enable as many residents as possible to take in views of the established trees and grassed areas.





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Location

Excellent location with a feeling of the countryside yet walking distance of the town. Melton Mowbray is a traditional market town revered and known as the midland's capital of food. There is access to beautiful countryside within minutes and Rutland water is a short drive away.

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.

Tenure

Freehold.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band TBC.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services

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

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.

General Note

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

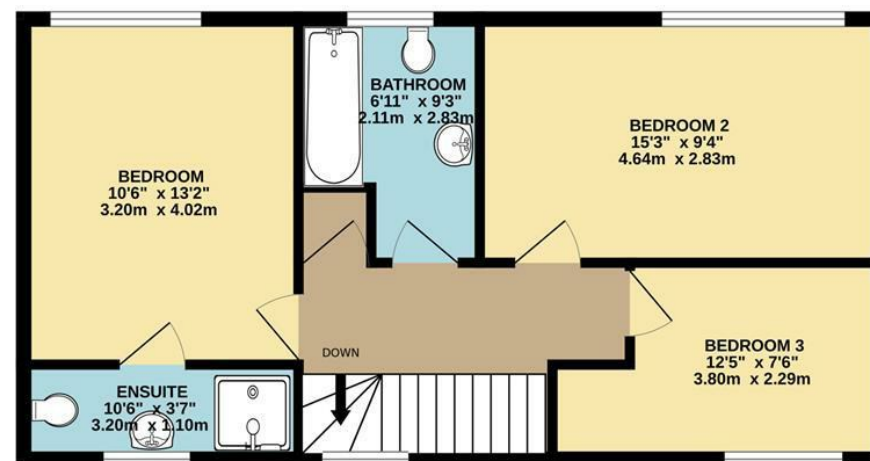




GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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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