



Connells

Catherine Place Pine Gardens
Melton Mowbray



Property Description

Introducing a modern and comfortable 2-bedroom flat nestled within an exclusive over 60's complex on the charming north side of Melton Mowbray. This inviting residence boasts two generously sized double bedrooms, one featuring a convenient en-suite bathroom. The contemporary interior design exudes warmth and style, providing a welcoming ambiance for residents.

For added convenience, the property includes secure storage for mobility scooters, ensure ease of mobility for residents. The communal lounge and gardens offer delightful spaces for socialising and relaxation, while life access to all floors ensure accessibility for all residents.

Additionally, residents can enjoy pace of mind with the integrated video door entry system, shamelessly connected to the TV for added security and convenience. Completing the picture is a practical utility room, offering further functionality to this thoughtfully designed property. Experience comfort, convenience, and community in this exceptional over 60's living environment,

Internally

Entrance Hall

Enter this modern apartment through the entrance hall with access through to the lounge, both bedrooms, the utility room and the family bathroom.

Lounge

19' 1" Maximum x 11' 3" Into Recess (5.82m Maximum x 3.43m Into Recess)

This sizeable, bright living room has a double-glazed french doors leading to the Juliet balcony, with views over the communal gardens, electric radiator and carpet under-foot.

Kitchen

9' 7" Maximum x 7' 7" Maximum (2.92m Maximum x 2.31m Maximum)

This kitchen boasts a modern interior with a one and a half bowl sink and drainer with mixer tap over, an integral fridge/freezer, an electric oven, a ceramic hob and an extractor fan.

Utility Room

A convenient utility room which comprises of plumbing for a washing machine, convenient hanging poles and electric points.

Bedroom One

19' 8" Into Recess x 13' 5" Into Recess (5.99m Into Recess x 4.09m Into Recess)

The sizeable double room comprises of a south facing double-glazed window, an electric heater, carpet under-foot, access through to the walk-in-wardrobe and the en-suite.

Ensuite

10' 8" x 11' 5" (3.25m x 3.48m)

With the added convenience of an en-suite

this room comprises of a walk-in shower, a vanity unit wash-hand basin, a W/C, a heated towel rail, an extractor fan, back-lit mirror with electric shaver point and tiled flooring under-foot.

Walk-In-Wardrobe

6' 5" x 4' 5" (1.96m x 1.35m)

The added convenience of a walk-in-wardrobe.

Bedroom Two

18' 10" Maximum x 9' 5" Maximum (5.74m Maximum x 2.87m Maximum)

This sizeable second bedroom comprises of a double-glazed window, an electric heater and carpet under-foot.

Family Bathroom

11' 5" x 10' 8" (3.48m x 3.25m)

This modern bathroom comprises of a walk-in shower, a vanity unit wash-hand basin, a W/C, a heated towel rail, an extractor fan, back-lit mirror with electric shaver point and tiled flooring under-foot.

Externally

Gardens

Gated gardens surrounding the complex with beautiful scenery to be admired.

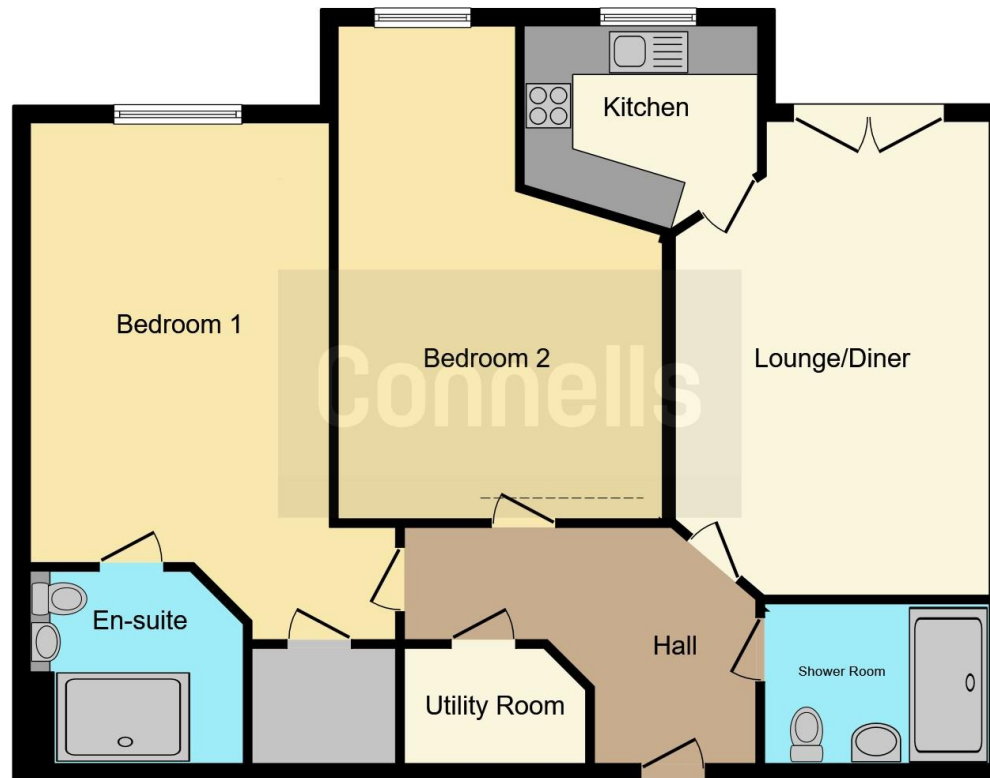
Off-Road Parking

With the potential to have off-road parking (subject to extra charges)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/MOW307099

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: MOW307099 - 0002