



Connells

St Marys Place Thorpe Road
Melton Mowbray

St Marys Place Thorpe Road Melton Mowbray LE13 1SJ

for sale from
£220,000



Property Description

St Mary's Place offers a collection of 37 two and three bedroom houses, perfect for those seeking modern conveniences and timeless charm. Designed to harmoniously blend the town's rich heritage with modern living, simply step outside your doorstep and immerse yourself in the vibrancy of Melton Mowbray.

With its bustling market, convenient access to independent shops and eateries and a lively community spirit, the town welcomes residents to explore and embrace its unique character.

Location

Whether you're drawn to leisurely walks through the countryside trails or seeking adventure in the great outdoors, the town's central location offers easy access to the surrounding countryside.

Celebrated as the renowned Rural Capital of Food, Melton Mowbray takes pride in its culinary heritage, offering residents the opportunity to indulge in the rich flavours of traditional pork pies and world-famous Stilton cheese.

St Mary's Place provides easy access to a host of amenities in this central location. Commuters will find Melton Mowbray well-positioned, with road links such as the A 46, A 1 and public transport services making travel simple and accessible. Get to Leicester in less than 20 minutes and London St. Pancras

in just over an hour and a half.

About Snowdon Homes

Snowdon Homes, established in 2014, stands out in the Midlands as a premier developer of both affordable and open-market homes. Our foundation is built on the vast experience of our directors, who bring decades of expertise from leading house building firms. We're dedicated to a personalised approach and meticulous attention to detail, setting new standards in the industry.

We believe the magic is in the details. Our commitment to excellence is evident in every aspect of our work, from designing the perfect plot to choosing high-quality materials and fixtures that elevate our homes. Every Snowdon Home comes with the assurance of quality, backed by NHBC registrations, and a comprehensive 10-year build warranty for total peace of mind.

Disclaimer

Please note all images are for illustrative purposes only and differences will apply. Internal images are of a previous show home. Speak with our sales advisor to confirm the details.

*HBF - Watt a Save Report July 2023

** choices available depend on build stage, please confirm with our sales advisor.









To view this property please contact Connells on

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307204



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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