



Connells

Shakespeare Gardens
Melton Mowbray



Property Description

A fantastic opportunity to acquire a beautifully well-presented, three-bedroom semi-detached family home close to town centre. Perfectly situated in a quiet cul-de-sac location on the Northern side of Melton Mowbray, this property benefits from catchments to popular schools and superb transport links and connections. The accommodation comprises of entrance hall, ground floor W/C, lounge and kitchen/diner to the ground floor. To the first floor is three bedrooms with master bedroom and separate family bathroom. To the side of the property there is a driveway for two vehicles. To the rear is an enclosed south facing garden, laid to lawn with patio area.

This property is under the Affordable Housing scheme which means you pay just 80% of the market value.

****Only Applicable To First Time Buyers****

There is a Maintenance charge of £180.00 yearly for the maintenance of the green areas on the development.

Internal

Ground Floor

Entrance Hall

Step into the home through the entrance hall, comprising off a radiator and laminate flooring under-foot.

Living Room

11' 11" Into Recess x 14' 11" Plus Bay (3.63m Into Recess x 4.55m Plus Bay)

This sizeable living room benefits from a double-glazed bay window, an under-stair storage cupboard and laminate flooring.

Kitchen

15' 2" x 8' 11" Plus Recess (4.62m x 2.72m Plus Recess)

This stylish kitchen benefits from an integrated electric oven, a gas hob, an extractor fan, an integrated fridge/freezer, an integrated microwave, space for a washing machine, a radiator, a double-glazed window, double-glazed French doors leading to the garden, laminate flooring under-foot and there is the possibility to have a television on the wall.

Downstairs W/C

Comprising of a w/c, a sink, a radiator and laminate flooring under-foot.

First Floor

Landing

With carpeting under-foot, a radiator and an airing cupboard (with a radiator inside the cupboard.)

Bedroom One

11' Plus Robes x 8' 11" (3.35m Plus Robes

x 2.72m)

The primary bedroom benefits from fitted wardrobes, laminate flooring under-foot, a double-glazed window to the rear, access to the Jack and Jill bathroom, there is also the potential to have a television fitted to the wall.

Bedroom Two

10' 4" x 7' 11" (3.15m x 2.41m)

Benefiting from laminate flooring under-foot, a double-glazed window to the front and a radiator.

Bedroom Three

7' Into Door Recess x 6' 9" (2.13m Into Door Recess x 2.06m)

With a built-in storage cupboard, laminate flooring under-foot, a double-glazed window and a radiator.

Family Bathroom

The family bathroom which can also be accessed directly from the primary bedroom comprises of a hand-wash basin and W/C. a bath (with a shower head over bath), a walk-in shower and a heated towel rail.

External

Front Garden

This well-presented front garden with a grass area and shrubs.

Rear Garden

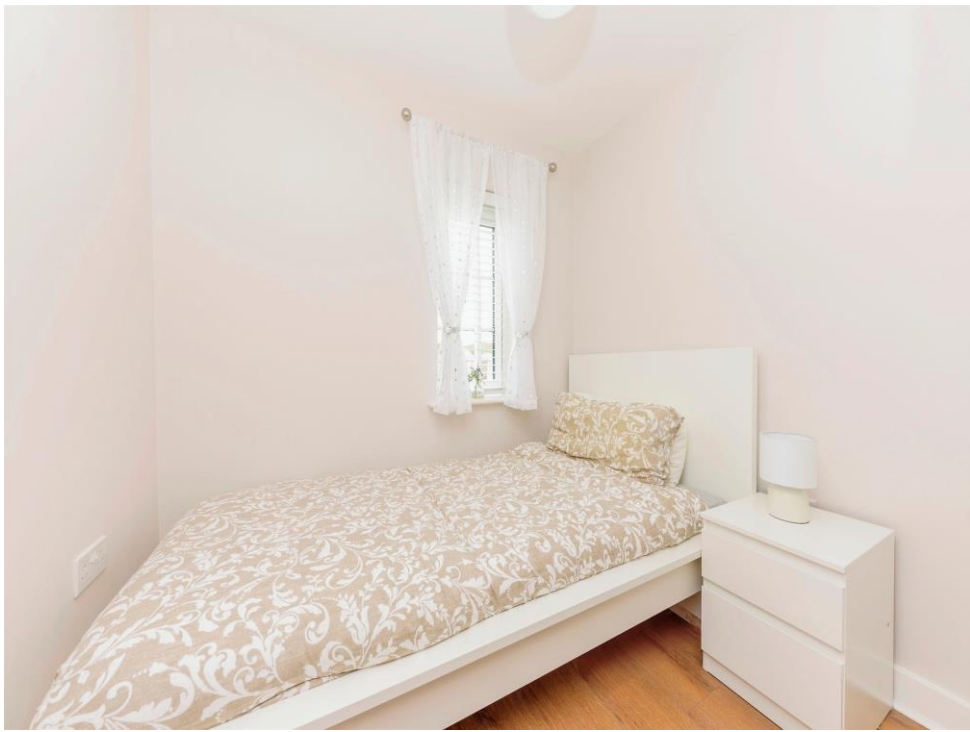
This landscaped South-West facing garden benefits from a patio area, two electrical socket points, a decking area with integrated

lights, a shed and an outside tap.

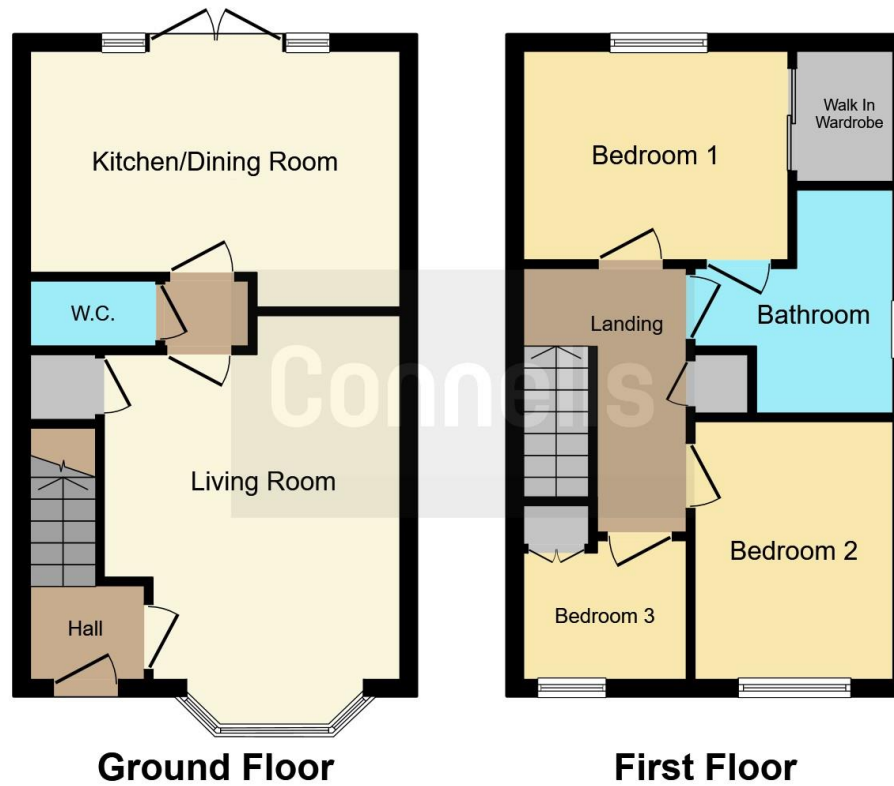
Parking

Benefiting from off-road parking for up to two vehicles.









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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EPC Rating: B

view this property online connells.co.uk/Property/MOW307056

Tenure: Freehold



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