



**Connells**

Shakespeare Gardens  
Melton Mowbray



# Shakespeare Gardens Melton Mowbray LE13 0RL

for sale  
**£425,000**



## Property Description

This immaculate detached family home built by Davidsons Homes on the Waterford Heights Development has been finished to a high standard and has the benefit of the remainder of the NHBC Warranty, gas central heating and Georgian style uPVC double glazed windows. The accommodation comprises an entrance hall, office/study, cloakroom WC, living room, superb open plan kitchen/family/dining room with a separate utility room. On the first floor are four double bedrooms, the master bedroom having a dressing area and en-suite shower room and a family shower/bathroom. There is a driveway providing off-road parking leading to a detached garage and an enclosed rear garden.

### Entrance Hall

Entrance via a front door, there is a staircase leading up to the first floor landing and doors to:

### Cloakroom

White suite comprising of low level wc and a wall mounted wash hand basin with tiled splash backs.

### Office

8' 9" x 6' 7" ( 2.67m x 2.01m )

Situated to the front aspect of the property is an office which could also be utilised as a playroom for growing families. Window to front elevation, laminate flooring and gas central heating.

### Living Room

15' 1" x 11' ( 4.60m x 3.35m )

Spacious lounge with gas central heating, newly fitted carpets and double glazed window to front elevation.

### Kitchen/Family/Dining Room

26' 9" x 15' 7" ( 8.15m x 4.75m )

An impressive open plan room fitted with a range of eye and base level units with roll top work surfaces and splash backs. There is a one and a half stainless sink drainer unit, an integrated double oven, grill and a gas hob with a stainless steel extractor fan hood, integrated dishwasher and fridge freezer. A useful understairs storage pantry. Window to rear elevation and glazed French doors with side windows providing access to the rear garden.

### Utility

5' 3" x 5' 1" ( 1.60m x 1.55m )

Fitted with roll top work surface with splash backs and there is plumbing for a washing machine, space for a wine fridge, wall mounted boiler and part glazed door to side elevation leading to the rear garden.

## First Floor Landing

Built in airing cupboard which houses the hot water cylinder, loft hatch providing access to an insulated loft area.

### Bedroom One

11' 2" x 9' 6" ( 3.40m x 2.90m )

Master double bedroom with a window to the front elevation, boasting a dressing room and en-suite shower room, newly fitted carpet and gas central heating.

### En-Suite

Comprising three piece white suite comprising a low flush WC, wash hand basin and double shower cubicle with contemporary tiling to walls.

### Bedroom Two

10' 8" x 9' 8" ( 3.25m x 2.95m )

Double bedroom with a window to the front elevation, newly fitted carpet and gas central heating.

### Bedroom Three

13' 6" x 8' 11" ( 4.11m x 2.72m )

Double bedroom with a window to the rear elevation, newly fitted carpet and gas central heating.

### Bedroom Four

11' 10" x 11' 4" ( 3.61m x 3.45m )

## Family Bath/Shower Room

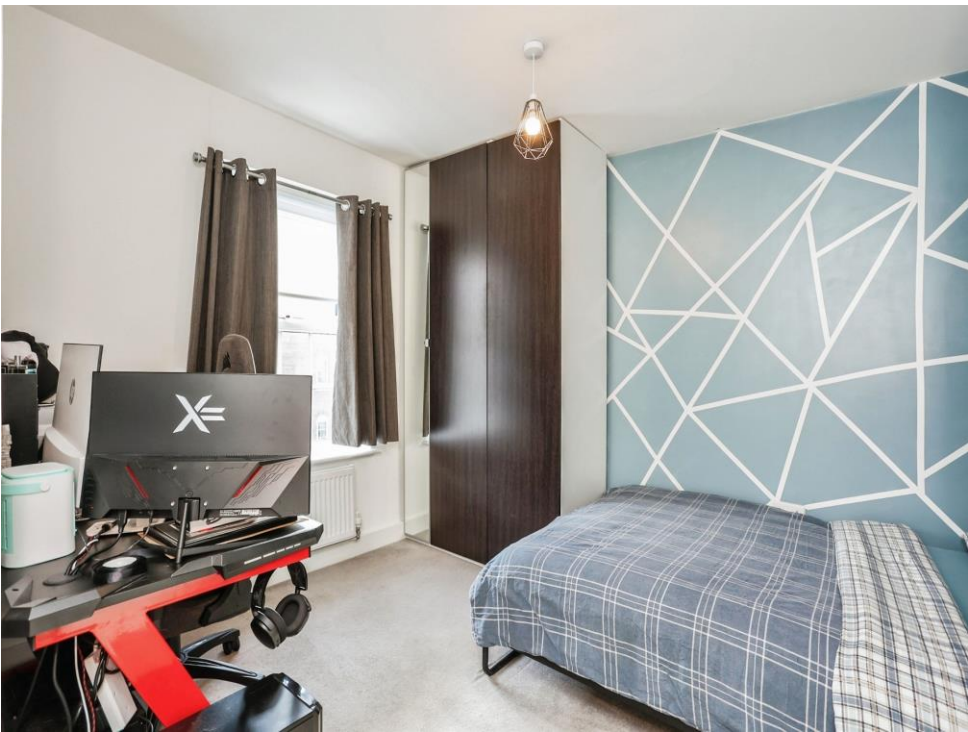
Frosted window to rear and a four piece suite comprising of a low flush WC, pedestal wash hand basin, paneled bath with a shower tap attached and a double independent shower cubicle, tiled splash backs, ceiling down lights, shaver points and an extractor fan.

## Garage

Single detached garage with a up and over door, power and light connected.



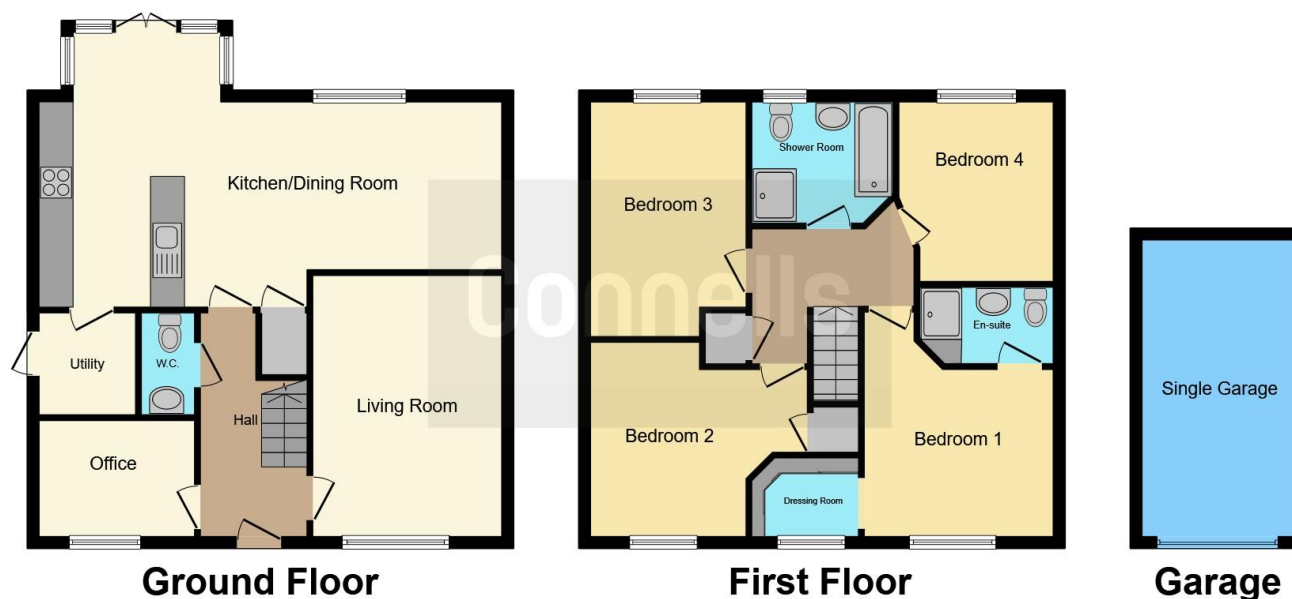












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**EPC Rating: B**

Tenure: Freehold

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