

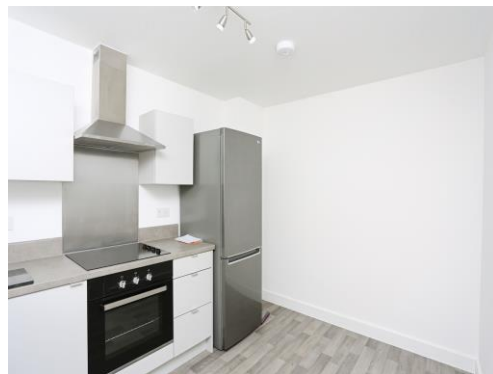
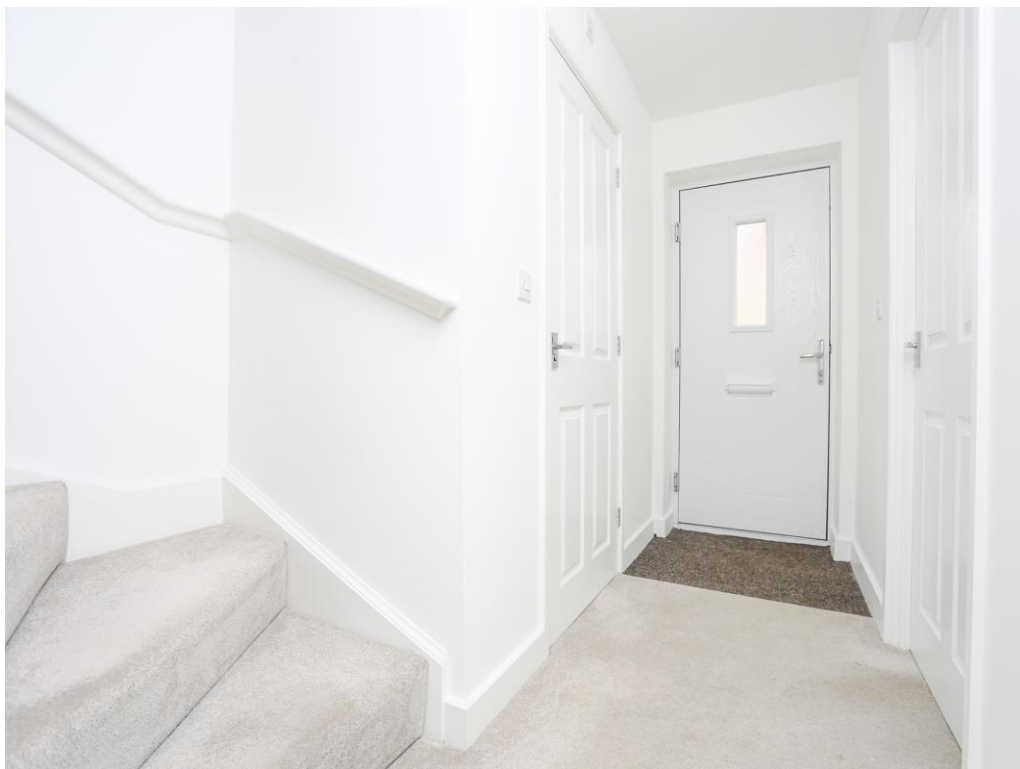


**Connells**

Gillet Drive  
Waltham On The Wolds Melton Mowbray

# Gillet Drive Waltham On The Wolds Melton Mowbray LE14 4BH

for sale fixed price  
**£115,000**



## Property Description

This stunning two-bedroom end-terraced home is tucked away on a quiet estate in the village of Waltham on the Wolds perfectly positioned for commuting to Leicester, Loughborough and surrounding villages.

In brief the property comprises of an entrance hallway, cloakroom W/C and open plan kitchen/diner and lounge to the ground floor. Upstairs are two spacious bedrooms and the family bathroom. Outside to the side is a driveway for two cars and to the rear is a private garden. The property benefits from underfloor heating to the ground floor and has the advantage of an air source heat pump.

The home is being sold with a 50% share, perfect for getting on the property ladder! There is also the option to staircase up to 100%!

## Ground Floor

### Entrance Hall

With a door to the front of the property, stairs rising to the first floor and access to the downstairs w/c, kitchen and lounge, with carpet underfoot.

### Downstairs W/C

Comprising of a w/c, a wash-hand basin, a double-glazed window to the front and lino flooring underfoot.

## Kitchen

8' 4" x 10' 9" ( 2.54m x 3.28m )

With a modern kitchen you will find a double-glazed window to the front, an electric over, induction hob, a sink, an extractor fan, space for a fridge/freezer and space for a washing machine.

## Lounge

15' 10" Into Recess x 13' 6" Plus Door Recess ( 4.83m Into Recess x 4.11m Plus Door Recess )

Comprising of a double-glazed window to the rear, double-glazed French doors leading to the garden, a convenient under-stair storage cupboard and carpet underfoot.

## First Floor

### Landing

With stairs rising from the ground floor, carpet underfoot and an airing cupboard.

### Bedroom One

15' 9" x 9' 11" ( 4.80m x 3.02m )

With two double-glazed windows to the front, a radiator and carpet underfoot.

### Bedroom Two

8' 6" Into Recess x 15' 9" ( 2.59m Into

Recess x 4.80m )

With two double-glazed windows to the rear,  
a radiator and carpet underfoot.

## Family Bathroom

Comprising of a shower over the bath, a  
wash-hand basin, w/c, a radiator, a double-  
glazed window, a medicine cabinet and lino  
flooring underfoot.

## External

## Rear Garden

Laid to lawn and there is a patio area, with an  
outside tap and convenient access to the front  
of the property.

## Driveway

With parking for up to two vehicles

## Agents Note

Ministry of Defence personnel will be  
prioritised for shared ownership.

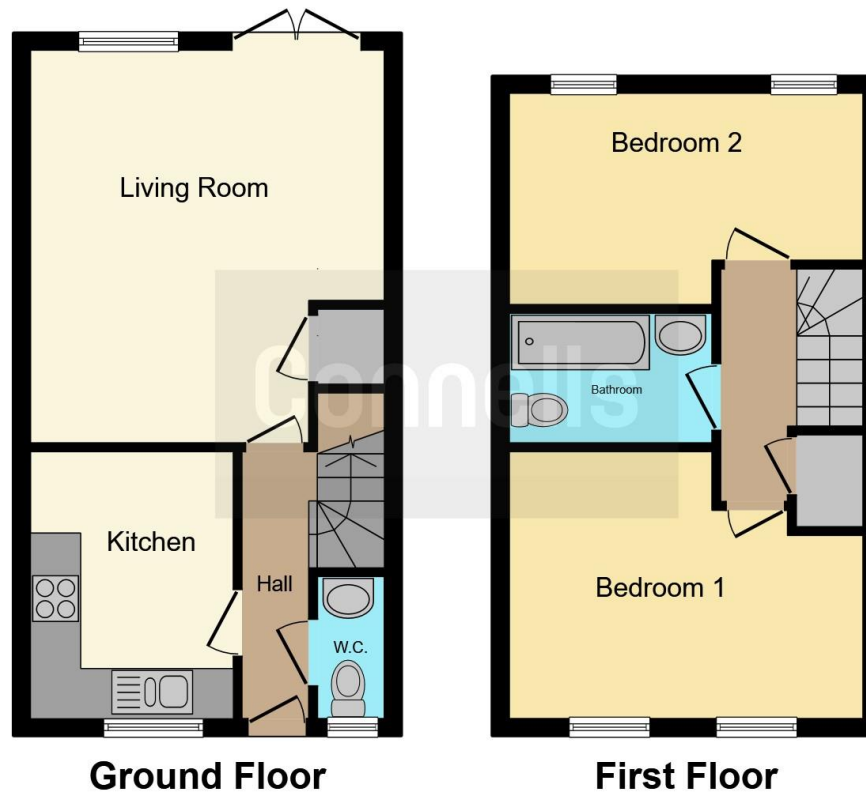
S106 Local Connection requirements apply.

Should there be more than one interested  
party applying for the property, the successful  
applicant will be based on the terms detailed  
within the First Come First Served Policy.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01664 560 241**  
**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
 MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax  
 Band: B

Service Charge: 272.04 Ground Rent:  
 301.04

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MOW307558](http://connells.co.uk/Property/MOW307558)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 22 Dec 2020. 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.

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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MOW307558 - 0004