



Connells

Somerset Close
Melton Mowbray

Somerset Close Melton Mowbray LE13 0JS

for sale offers in the region of
£415,000



Property Description

Situated in a peaceful residential area on the south side of Melton Mowbray. The town offers a range of retail and leisure options, including major supermarkets, parks like Melton Country Park and leisure centres.

The property is conveniently located for access to the A606 and A607, providing excellent road links commuting throughout the East Midlands and beyond.

The property offers a blend of comfort, modern amenities and a desirable location, making it an excellent choice for those seeking a peaceful yet well-connected home.

Entrance Hall

13' 5" x 14' 9" (4.09m x 4.50m)

A welcoming space leading to all main rooms

Shower Room

3' 5" x 7' 7" (1.04m x 2.31m)

Comprising shower cubicle, low level WC and wash hand basin

Bathroom

6' 6" x 7' 6" (1.98m x 2.29m)

Being fully tiled and comprises bath, low level WC, wash hand basin, extractor fan and double glazed window

Lounge

11' 9" x 17' 9" (3.58m x 5.41m)

Having double glazed window to the rear, feature fireplace, wall lights and radiator

Dining Room

9' 2" x 12' 7" (2.79m x 3.84m)

Having double glazed window to the rear and radiator

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Kitchen

9' 2" x 14' 2" (2.79m x 4.32m)

Fitted with wall and base units, stainless steel sink unit, plumbing for washing machine, gas hob and electric oven and double glazed window to the side

Bedroom One

13' 2" x 10' 4" (4.01m x 3.15m)

Built in wardrobes with dressing table, radiator and double glazed window to the rear

Bedroom Two

11' 3" x 10' 7" (3.43m x 3.23m)

Having double glazed window to the side and radiator

Bedroom Three

8' 7" x 8' 9" (2.62m x 2.67m)

Fitted with built in wardrobes, double glazed window to the front and radiator

Utility Room

5' 5" x 9' 9" (1.65m x 2.97m)

Door to the kitchen and garden, fitted with cupboards, work surfaces and double glazed window to the side









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

To view this property please contact Connells on

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307537



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: MOW307537 - 0006