

FOR SALE
Fleming Drive
Melton Mowbray
Leicestershire LE13 1DE



25% SHARED OWNERSHIP: £61,250*

- 25% Shared Ownership*
- A Modern & Well-Presented End of Terrace House
- Located In The Sought After Area Of Melton Mowbray, Near To Many Amenities
- Entrance Hall, Living Room, Kitchen & WC
- 3 Bedrooms & Family Bathroom
- Driveway With Car Parking For 2 Vehicles
- Rear Enclosed Garden With a Private & Sunny Outlook
- Viewings Highly Recommended



Location

The property is located on Fleming Drive, which is off Doctors Lane and near to Thorpe Road. The property benefits from being in close proximity to local schooling, health centres, shops, restaurants and recreational facilities.

Agents Note

*The property is available as a 25% shared ownership purchase. The remaining lease is 83 years which can sometimes affect a buyer's mortgage options. Cash offers will be accepted on the current terms.

*The current owner is prepared to extend the lease and offer a renewed lease upon completion. For more information, please contact the agent for more details.

*The property is also available as a 100% freehold purchase, please contact the agent for more details.

Description

A modern and well-presented end of terrace home, briefly comprising; entrance hall, living room, kitchen, cloakroom w.c, 3 bedrooms and family bathroom. Externally, 2 allocated parking spaces and a rear enclosed garden with a private and sunny outlook.

Accommodation

All measurements are approximate:

Entrance Hall

Door to front.

Living Room - 15' 1" x 15' 11" (4.59m x 4.85m)

Double glazed window to front and side, stairs to first floor, radiators, power point, light fitting.

Kitchen - 15' 1" x 8' 4" (4.59m x 2.54m)

Double glazed patio doors to rear, double glazed window to rear, wall mounted units, stainless steel sink with hot and cold mixer tap, four burner gas hob with extractor hood over, oven, tile splashback surrounds, plumbing for washing machine, radiator, power points, spotlights,

Cloakroom WC

Double glazed window to front, low level WC, wash hand basin with mixer tap, radiator, light fitting.

Landing

Access to loft.

Bedroom One - 6' 7" x 13' 0" (2.01m x 3.96m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bedroom Two - 7' 10" x 11' 1" (2.39m x 3.38m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom Three - 7' 11" x 6' 11" (2.41m x 2.11m)

Double glazed window to front, radiator, power point, pendant light fitting.

Bathroom

Double glazed window to rear, panelled bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap, radiator, pendant light fitting.

Outside

Car standing for 2 vehicles and a rear enclosed garden with a private and sunny outlook.

Tenure

Leasehold.

We have been advised that there are 83 years remaining on the lease and a monthly combined rental amount and service charge of £458.30.

EPC

Band C.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Melton Borough Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

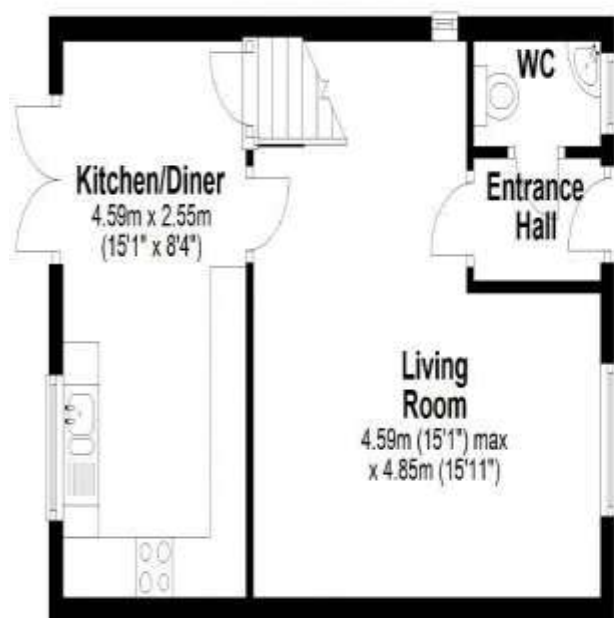
Tel: 0116 254 3373

Email: info@shonkibrothers.com



Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Total area: approx. 69.6 sq. metres (748.9 sq. feet)

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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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