



4 LONGWILL AVENUE

MELTON MOWBRAY, LE13 1UR

£310,000



ACCOMMODATION

The ideal family home close to Melton Town Centre and ready to move into. The property has three bedrooms and a spacious living dining area with conservatory. Book your tour today.

Description

Longwill Avenue is situated on the North Side of Melton Mowbray and is within easy reach of local shops, services, and schools. In less than ten minutes by car and you're in the heart of Melton or open Countryside if you're heading out of town and want to enjoy the Leicestershire. Melton Country Park is only 2 minutes away, ideal for families and dog owners to enjoy.

The property is dominated downstairs by a spacious living room, dining area for formal occasions or family meals and a superb kitchen breakfast room which is well equipped for the modern family. A heated conservatory with a new roof and spot lights has French doors to the garden. Completing the downstairs accommodation is the separate WC. Upstairs you'll find three bedrooms and a family shower room. Bedrooms one and two have fitted wardrobes and the shower room is fitted with a matching suite to include walk-in shower, WC and wash hand basin.

Outside, to the front, is a driveway for two vehicles and access to the garage. There is side access via gate. The garage has a metal up and over door, power and lighting and internal access to





the property. The garage is ideal for a vehicle, extra storage, bicycles, or the golf clubs as Melton Golf Club is not too far away. To the rear is a low maintenance rear garden with patio seating, BBQ area and a timber-built garden shed.

Property like this has been selling quickly, call our local office at County Chambers today and book your tour.

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

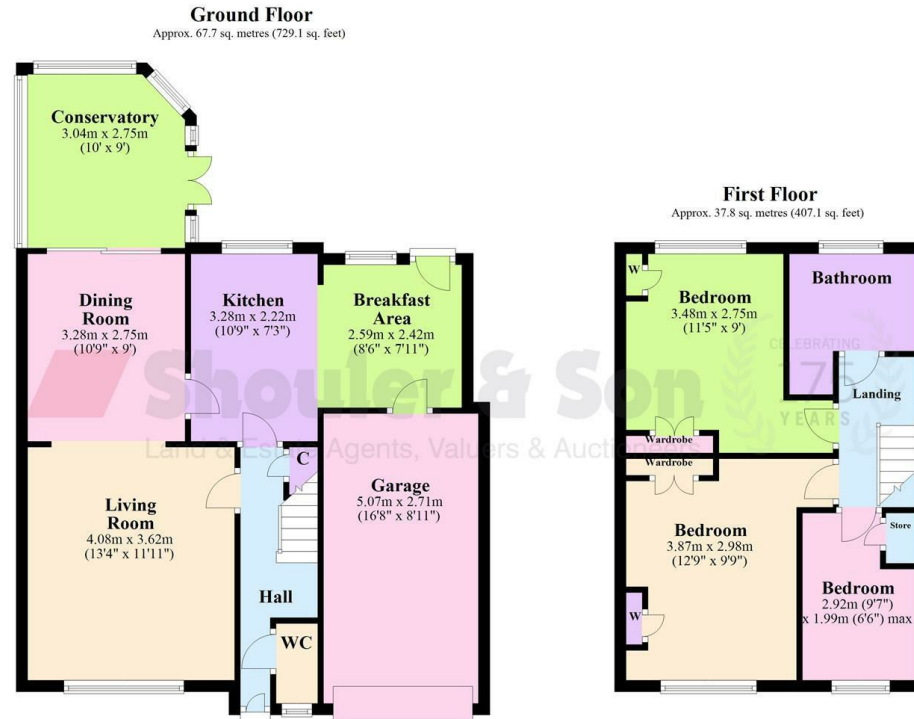
TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton

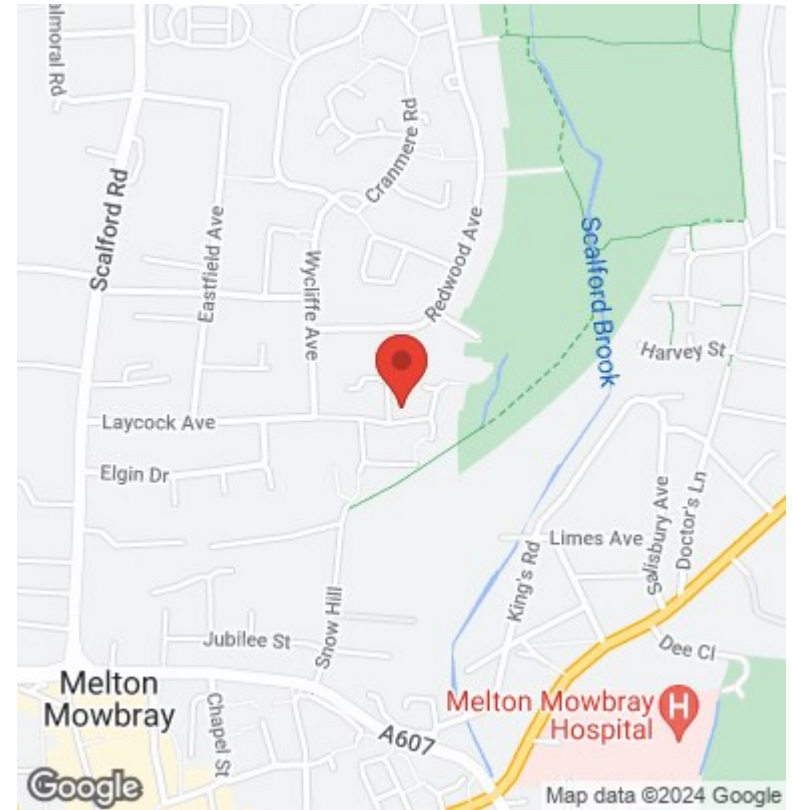
VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

Floor Plan



Total area: approx. 105.6 sq. metres (1136.2 sq. feet)

DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	29-38
G	1-28

Current Rating: **D** (Score: 63)

Target Rating: **B** (Score: 80)

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