



61 Wymondham Way, Melton Mowbray, LE13 1HX

£232,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

# 61 Wymondham Way Melton Mowbray LE13 1HX

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This is a fantastic opportunity to secure a chain-free, three-bedroom home that bridges the gap between a traditional semi and a detached feel, thanks to its integral garage and private frontage.

Situated in a popular pocket of Melton Mowbray, the property benefits from a practical layout where the living space spans the full width of the rear, overlooking the garden.

With its freshly updated flooring and stylish new bathroom, the home is ready for a new owner to simply turn the key and start living.



Living Room



Kitchen



## Description

A fantastic opportunity to secure a beautifully presented three-bedroom semi-detached home in a popular Melton Mowbray residential area, offered with the benefit of no upward chain.

This superb property has been thoughtfully improved by the vendor prior to coming to market, ensuring it is ready for immediate occupation. The ground floor opens into a welcoming hallway featuring brand-new flooring that extends into the spacious, light-filled living room. This rear-aspect reception space serves as the heart of the home, with a large window and French doors opening directly onto the rear garden, perfect for indoor-outdoor living. The kitchen is modern and functional, fitted with a range of crisp white cabinetry, integrated oven and hob, and stylish tiled splashbacks.

Upstairs, the property offers three well-proportioned bedrooms and a stunning, newly installed family bathroom. The bathroom features a contemporary white suite with a shower over the bath and elegant tiling, providing a fresh and modern finish.

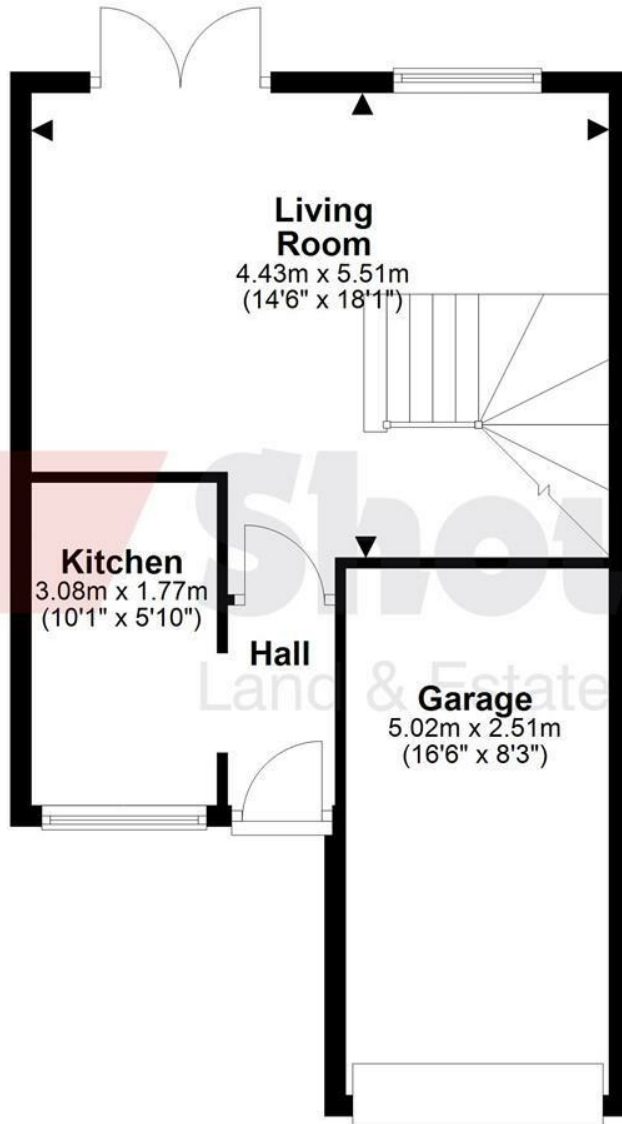
Outside, the property boasts a low-maintenance front garden with a driveway providing off-road parking, leading to an integral single garage. The private rear garden offers a wonderful space for relaxation or entertaining.

With its improved interior and no-chain status, this home is an ideal choice for first-time buyers or families looking for a seamless move.



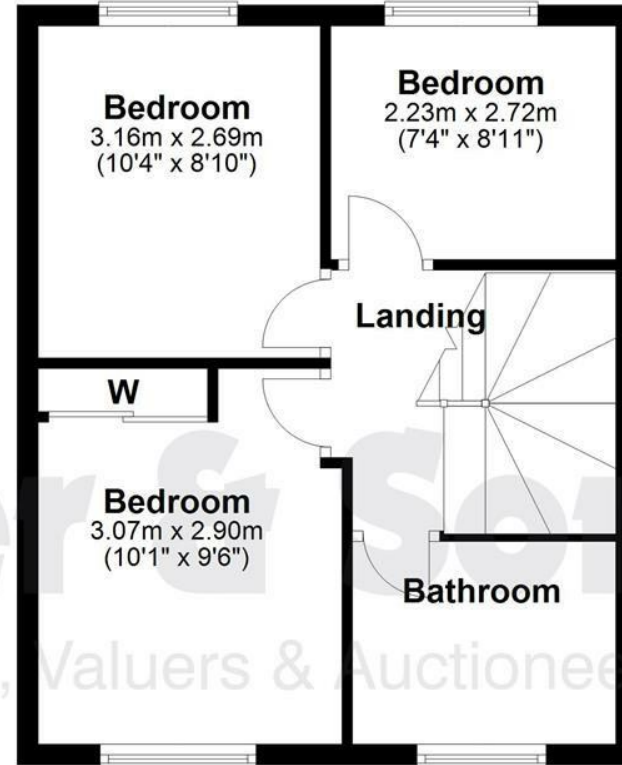
## Ground Floor

Approx. 44.3 sq. metres (477.2 sq. feet)

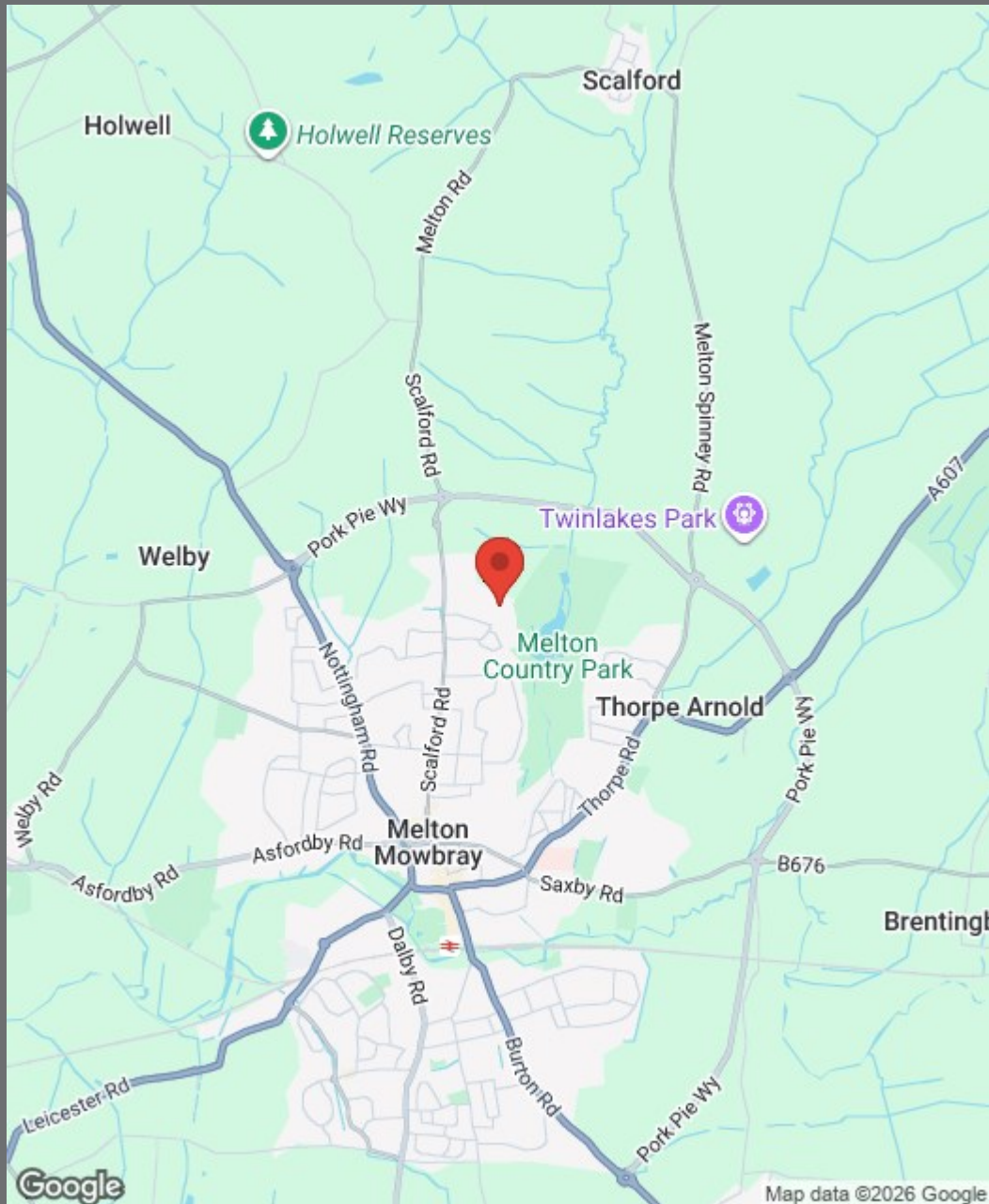


## First Floor

Approx. 37.7 sq. metres (405.8 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.



- **No Upward Chain:** Offered for sale with no onward chain for a simplified move.
- **Vendor Improvements:** Carefully prepared and improved before coming to market.
- **Brand New Flooring:** Newly laid flooring to the entrance hallway and living room.
- **New Family Bathroom:** A stylishly appointed, newly installed three-piece suite.
- **Spacious Living Room:** Bright, dual-aspect lounge with French doors to the garden.
- **Modern Kitchen:** Featuring white shaker-style units and integrated appliances.
- **Three Bedrooms:** Well-proportioned sleeping accommodation across the first floor.
- **Integral Garage:** Offering secure parking or potential for additional storage.
- **Off-Road Parking:** Driveway to the front providing convenient private parking.
- **Ready to Move In:** Neutrally decorated and well-maintained throughout.



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