Alexanders
MarketMakers.

Welby Lane
Melton Mowbray

- Three bedroom semi-detached home
- Bay-fronted sitting room with feature fireplace
- Adjoining dining room with French doors
- Dual-aspect kitchen with garden access
- Three bedrooms including two doubles
- Generous garden with excellent potential
- Detached single garage and off-road parking
- Convenient Melton Mowbray location
- EPC Rating D / Council Tax Band D / Freehold

This well-presented three-bedroom semi-detached home offers comfortable and well-proportioned accommodation, together with a particularly generous garden and excellent parking. Ideally situated on Welby Lane in Melton Mowbray, the property provides a practical layout with attractive character features and plenty of outdoor space.

The sitting room provides a welcoming principal reception space, featuring a bay window and attractive feature fireplace, with an opening leading through to the adjoining dining room. French doors from the dining room provide a lovely connection with the garden, whilst the dual-aspect kitchen offers a good range of base and wall-mounted units, work surfaces, ample space for appliances and a door leading directly outside.

There are three bedrooms in total, comprising two generous double bedrooms and a useful third bedroom, together with a family bathroom.

Externally, the property benefits from a block-paved frontage providing parking for two vehicles, together with a detached single garage. The exceptionally long rear garden is a particular highlight, featuring a seating terrace immediately outside the French doors and extensive lawn beyond, offering plenty of space for outdoor enjoyment and considerable scope for further landscaping or enhancement, subject to any necessary permissions.

Location:
Welby Lane is conveniently positioned for access to the amenities and facilities of Melton Mowbray, with a range of shops, schools, leisure facilities and everyday services available within the town. Melton Mowbray also benefits from a railway station providing links towards Leicester and Nottingham, together with road connections to the surrounding towns and villages.

The property therefore combines a well-established residential setting with convenient access to the wider amenities of Melton Mowbray, whilst the unusually generous rear garden provides a welcome sense of space and privacy.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band D.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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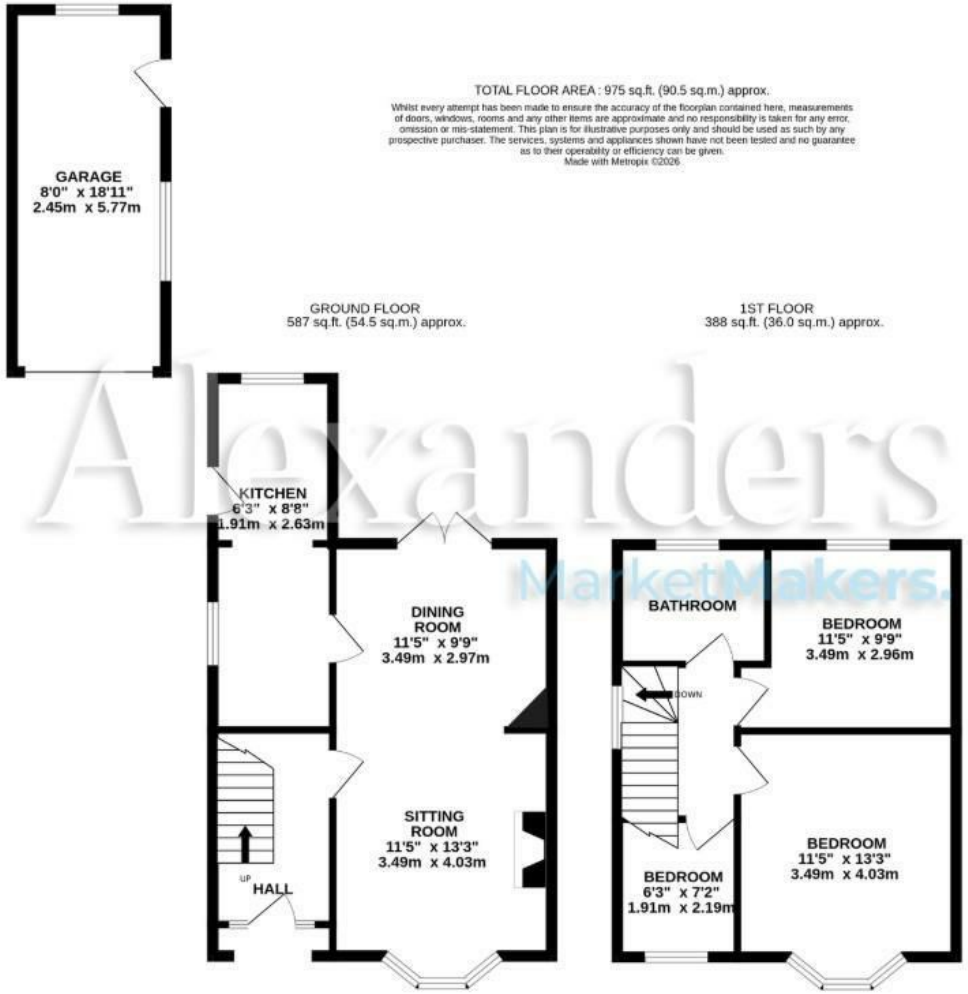
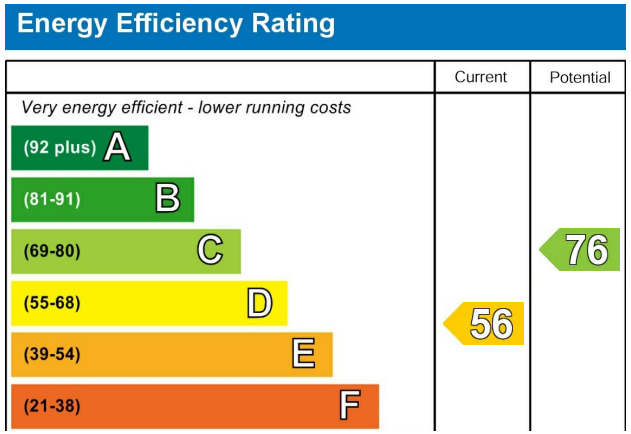
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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