



Connells

Eperson Way
Waltham on the Wolds Melton Mowbray



Property Description

This stunning three bedroom semi-detached home tucked away on a quiet estate in the village of Waltham on the Wolds perfectly positioned for commuting to Leicester, Loughborough, Grantham and surrounding villages.

In brief the property comprises of an entrance hallway, cloakroom W/C and open plan kitchen/diner and lounge to the ground floor. Upstairs are three bedrooms and the family bathroom. Outside to the front is a driveway and to the rear is a private enclosed split-level garden with garden laid to lawn and patio area. The property benefits from underfloor heating to the entire of the ground floor and has the advantage of an energy-efficient air source heat pump.

Kitchen/Diner

Modern open-plan kitchen/diner fitted with a range of wall and base units, integrated oven and hob, plumbing for washing machine and dishwasher, and with ample space for dining, ideal for family living and entertaining.

Entrance Hall

Access to all ground floor rooms to include WC, lounge and kitchen/diner.

Cloakroom

Window to front, low flush WC, Wash hand basin.

Lounge

Bright and spacious lounge with French doors opening onto the rear garden, allowing in plenty of natural light.



First Floor Landing

Access to all first floor rooms to include bathroom and three bedrooms.

Bedroom One

Double bedroom with windows to front elevation.

Bedroom Two

A second double room with window to rear with scenic views, perfect as a guest room.

Bedroom Three

Single bedroom also benefitting from rear scenic views, perfect as a kid's room or study.

Family Bathroom

Three piece suite comprising of bath, Wash hand basin and low level WC. Window to the side and towel rail.

Loft Space

Loft is fully boarded throughout providing an excellent additional storage option.

Outside

Outside to the front is a driveway and to the rear is a private enclosed split level garden with garden laid to lawn and patio area.

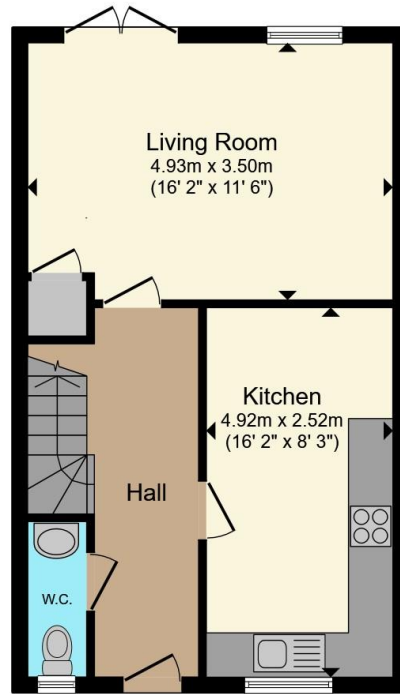
Location

Waltham on the Wolds is a peaceful, picturesque village of just over 1000 people, situated in northeast Leicestershire, around 5 miles from Melton Mowbray, 11 miles from Grantham, 15 miles from Oakham, less than 25 miles from Leicester, Nottingham, Newark and Stamford, and within easy reach of the major A1 and A46 roads. Grantham railway station provides easy access to the east coast mainline with fast trains to London in just over an hour, whilst Melton Mowbray station provides connections to Birmingham, Peterborough and Stansted Airport. The village dates back to 1086 and benefits from wonderful views over the Vale of Belvoir. It boasts a church, village hall, primary school, public house, shop/post office, medical practice and hair salon.

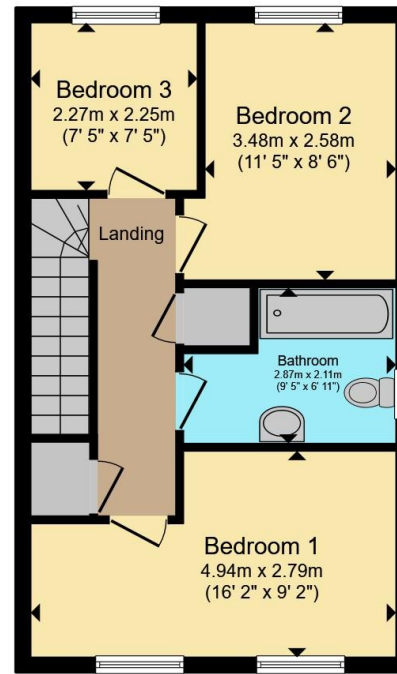








Ground Floor



First Floor

Total floor area 84.6 m² (910 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307928



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307928 - 0002