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Fairfield Close
Melton Mowbray

- Immaculate three bedroom detached home
- High-spec finishes throughout
- Open-plan kitchen/dining room
- Garden room with french doors to rear terrace
- Main bedroom with en suite shower room
- Sleek modern family bathroom
- Private rear garden with mature planting
- Off-road parking and integral garage
- EPC Rating C / Council Tax Band C / Freehold

Immaculately presented three-bedroom detached home, situated on a corner plot within the popular Fairfield Close in Melton Mowbray. Lovingly maintained throughout, the property has been finished to a high standard, offering well-proportioned accommodation with a stylish and cohesive finish.

The property has a particularly appealing open-plan layout, with the kitchen and dining room flowing seamlessly into the garden room. French doors open directly onto the rear garden, creating a lovely connection between the living space and outdoors.

A further notable feature is the fully boarded loft, providing a versatile and highly useful additional space for storage or other practical purposes. The loft is accessed via an accessible ladder, making it convenient to use while maximising the property's available space.

The attractive corner plot is complemented by a private rear garden with mature planting and two paved seating terraces. Set within this popular residential area, the property is conveniently placed for Melton Mowbray's wide range of amenities, while the surrounding countryside and Melton Country Park are also within easy reach.

Accommodation:
The welcoming entrance hall features useful built-in storage and leads into the comfortable sitting room. To the rear, the open-plan kitchen and dining room provides a sociable heart to the home, flowing through into the garden room with French doors opening onto the rear paved terrace.

Upstairs, there are three good-sized bedrooms. The main bedroom benefits from built-in cupboards and an en suite shower room, while the second bedroom also has built-in cupboards. These, together with the third bedroom, are served by a sleek and modern family bathroom.

Gardens and land:
The property occupies an attractive corner plot, with a private and well-established rear garden featuring mature planting and two paved seating terraces, providing pleasant spaces for outdoor dining and relaxation.

To the front, a driveway provides off-road parking for two vehicles alongside the integral garage, with a mature, planted pebble garden area extending to the side, creating an attractive approach to the property.

Location:
Fairfield Close is a popular residential setting within Melton Mowbray, a well-established market town surrounded by the attractive countryside of north-east Leicestershire. The town offers a good range of everyday amenities, independent shops, cafés, restaurants and leisure facilities, with Melton Country Park and surrounding open countryside providing excellent opportunities for walking and outdoor recreation.

Melton Mowbray also benefits from a railway station with services towards Leicester and Peterborough, while the A607 and A606 provide convenient road links towards Leicester, Nottingham and Loughborough.

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 C.

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.

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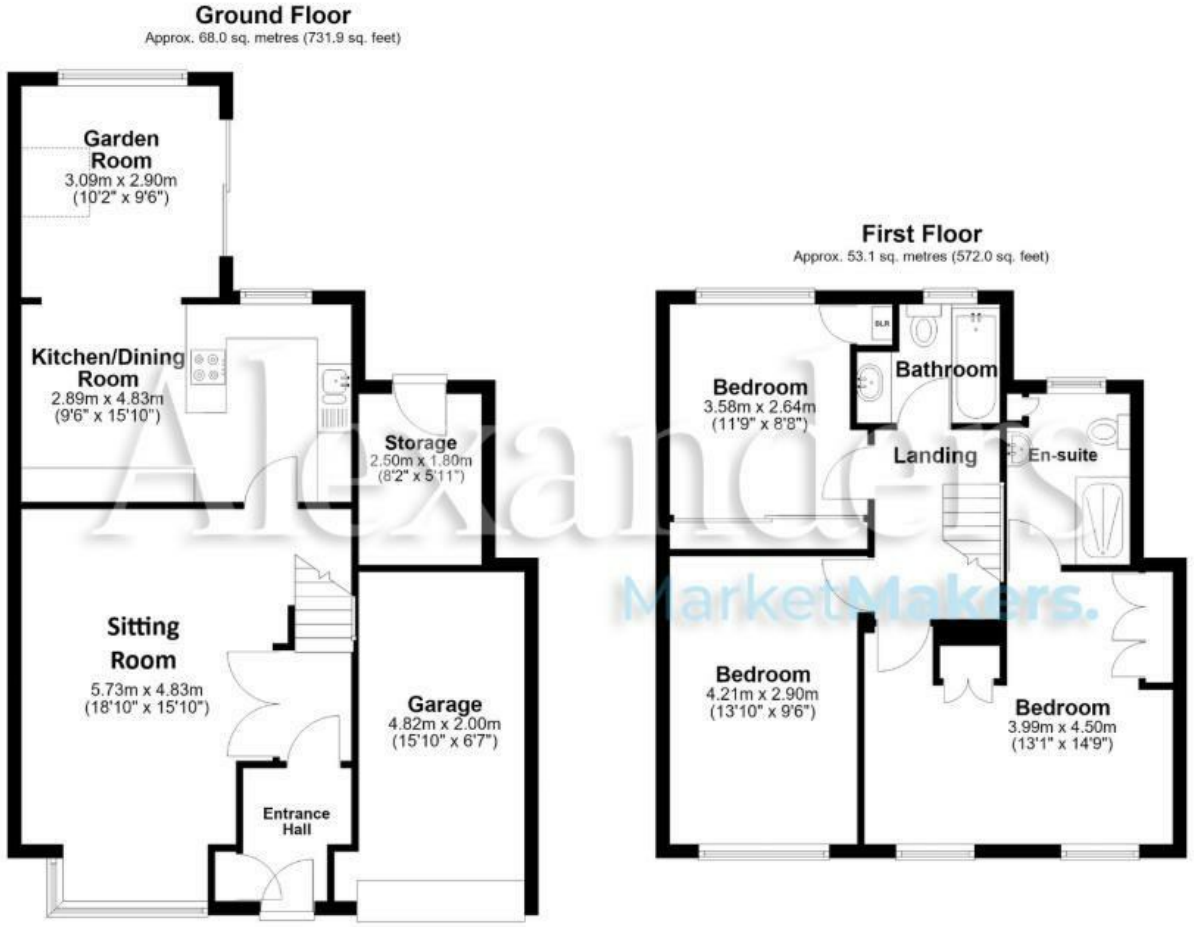
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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

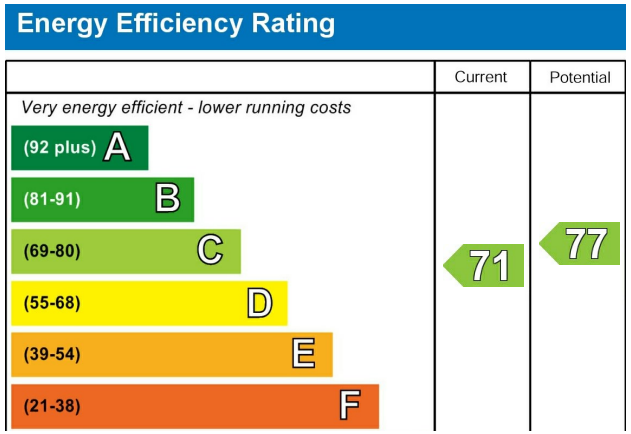
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.



Total area: approx. 121.1 sq. metres (1303.8 sq. feet)



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