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Mere Road
Waltham On The Wolds

- Large three bedroom semi-detached home
- Highly regarded village location of Waltham on the Wolds
- Spacious kitchen diner
- Significantly extended with a fantastic amount of living space
- Separate utility room and downstairs WC
- Doors leading out towards the generous rear garden
- Countryside walks on the doorstep
- Large driveway with ample off-road parking
- EPC Rating E / Council Tax Band C / Freehold

Situated on Mere Road in the highly regarded village of Waltham on the Wolds, this large three-bedroom semi-detached property is offered with no onward chain and offers an impressive amount of accommodation, generous outside space and a wonderful village lifestyle. Having been significantly extended, the property provides a fantastic amount of living space and would make an ideal family home.

The property benefits from a large driveway to the front, providing ample off-road parking and adding to the overall appeal of the home. To the rear, the generous garden offers plenty of space for children to play, outdoor entertaining, gardening and relaxing. The combination of the substantial garden and extended accommodation makes this a particularly spacious proposition.

For buyers seeking a combination of space and lifestyle, this property has plenty to offer. The large extension, spacious kitchen diner, separate utility, downstairs WC, substantial driveway and generous garden all contribute to a home that is both practical and exceptionally well suited to family life.

Overall, this is a sizeable three-bedroom semi-detached home in a sought-after village location, offering generous accommodation both inside and out. With the charm of Waltham on the Wolds, beautiful countryside and walks nearby, a village pub and local school, the property presents an excellent opportunity for those looking to enjoy the space of a larger family home alongside the appeal of village living.

Accommodation:

The property provides a fantastic amount of living space, having been significantly extended to create a particularly spacious family home. The ground floor is particularly spacious, with the large extension providing excellent additional accommodation.

The superb kitchen forms a real focal point of the home, providing plenty of room for family meals, entertaining and everyday living. The generous space makes it well suited to family life, with doors leading out towards the generous rear garden.

There is also a separate utility room, adding excellent practicality to the ground floor, together with a downstairs WC.

Overall, the property offers generous accommodation both inside and out, with the large extension, spacious kitchen, living room and downstairs WC contributing to a home that is both practical and exceptionally well suited to family life.

Gardens and land:

The property benefits from a large driveway to the front, providing ample off-road parking and adding to the overall appeal of the home.

To the rear, the generous garden offers plenty of space for children to play, outdoor entertaining, gardening and relaxing. The substantial garden provides plenty of space and, together with the extended accommodation, makes this a particularly spacious proposition.

The property is surrounded by beautiful open countryside, with excellent opportunities for countryside walks right on the doorstep. The surrounding lanes and footpaths provide plenty of options for those who enjoy getting outdoors, while the peaceful village setting offers a wonderful village lifestyle.

Location:

Waltham on the Wolds is a highly appealing village, surrounded by beautiful open countryside and offering a peaceful setting while remaining conveniently positioned for Melton Mowbray and the surrounding areas.

There are excellent opportunities for countryside walks right on the doorstep, with the surrounding lanes and footpaths providing plenty of options for those who enjoy getting outdoors. The village also benefits from a popular local pub, providing a traditional village meeting place.

The presence of the local primary school adds further appeal for families looking to settle within the village. The village has a lovely community atmosphere and is particularly attractive to those looking to enjoy a more relaxed pace of life without being too far from everyday amenities.

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

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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 electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

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

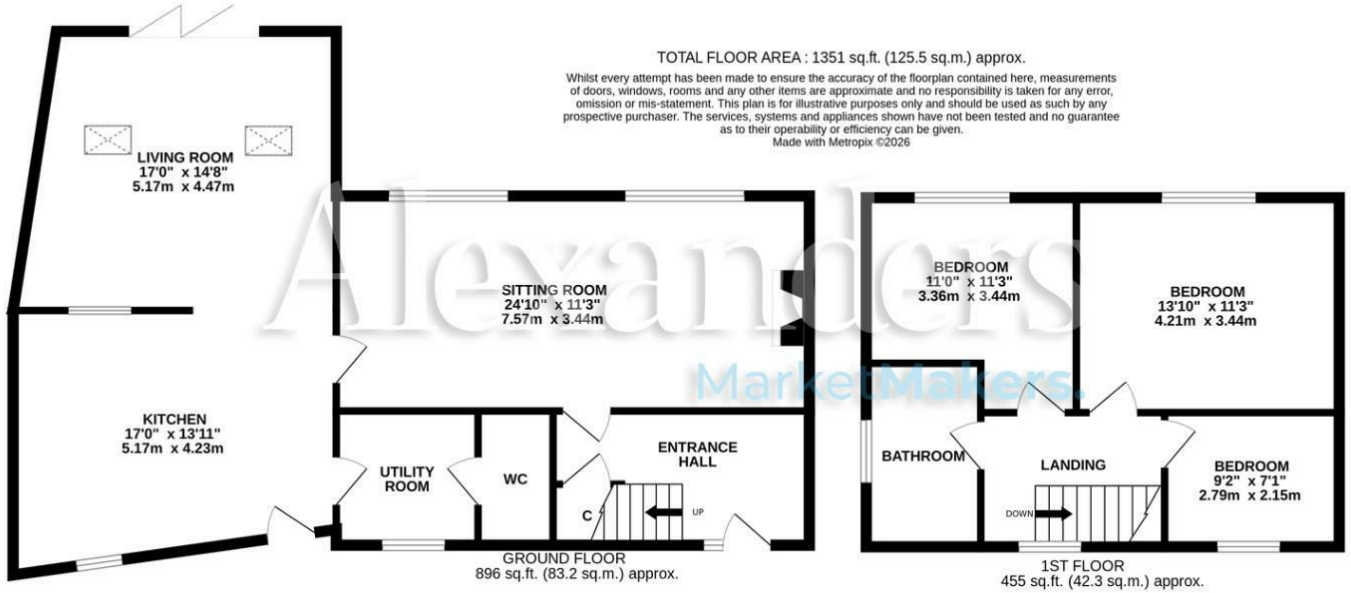
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

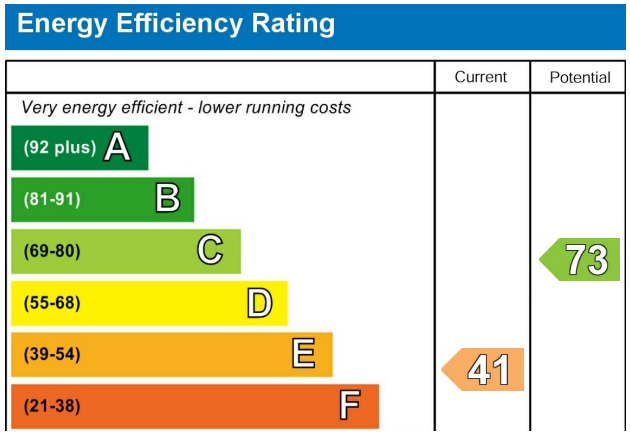
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither 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.

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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