



**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 air source heat pump.

### 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.

### Kitchen Diner

16' 2" x 8' 3" ( 4.93m x 2.51m )

Window to front, mix of wall and base units with worktop, one and a half sink with drainer, space and plumbing for washing machine and dishwasher, integrated oven, hob with extractor over.

### Lounge

16' 2" x 11' 6" ( 4.93m x 3.51m )

French doors to rear and window to rear

### Landing

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

### Loft

Loft is fully boarded throughout.

### Bedroom One

16' 2" x 9' 2" ( 4.93m x 2.79m )

Spacious room with window to front

### Bedroom Two

11' 5" x 8' 6" ( 3.48m x 2.59m )

Spacious room with window to rear with scenic views.

### Bedroom Three

7' 5" x 7' 5" ( 2.26m x 2.26m )

Comprising of window to rear.

### Bathroom

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

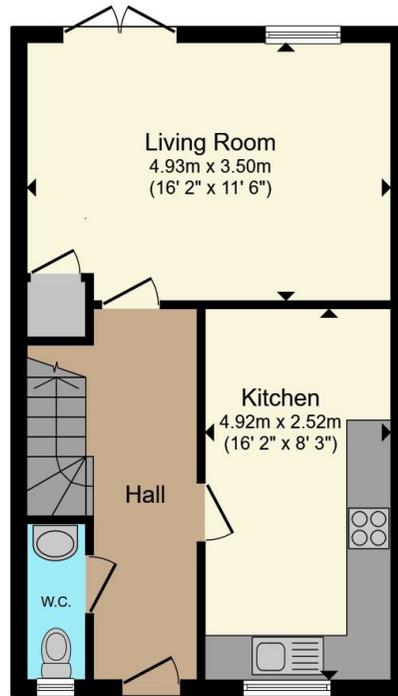
## Outside

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.

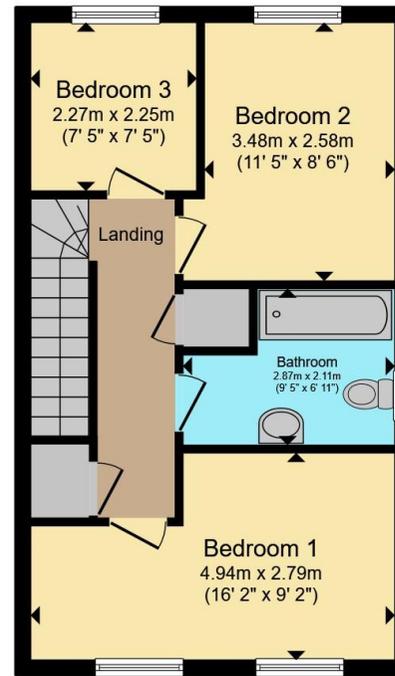








**Ground Floor**



**First Floor**

Total floor area 84.6 m<sup>2</sup> (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



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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: GRM309435 - 0004