



TAMAR ROAD

Alexanders

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MarketMakers.

# Tamar Road Melton Mowbray

- Beautiful detached four bedroom bungalow
- Large open-plan lounge/dining room
- Modern bespoke kitchen with integrated appliances
- Bright spacious garden room
- Stunning family bathroom featuring four-piece suite
- Wrap around gardens with seating terraces
- Garage and ample off-road parking with EV charging
- Solar panels included with battery storage.
- EPC Rating B / Council Tax Band D / Freehold

Nestled on the charming Tamar Road in the heart of Melton Mowbray, this beautifully renovated bungalow offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The inviting reception room serves as a warm welcome, providing a delightful area for relaxation and entertaining.

One of the standout features of this home is the luxurious bathroom, which boasts a sumptuous jacuzzi bath. The modern design throughout the property ensures that every corner is both stylish and functional, catering to the needs of contemporary living.

In addition to the impressive interior, the bungalow also features a lovely garden room, which allows for an abundance of natural light. The well-maintained garden provides an excellent outdoor area for family gatherings.

For those with vehicles, the property includes a garage, adding convenience and security. With its prime location in Melton Mowbray, you will find yourself close to local amenities, schools, and parks, making it an ideal choice for anyone looking to settle in this delightful town. Do not miss the opportunity to make this stunning property your own.





### **General Description:**

Alexanders offer to the market an exceptional opportunity to acquire this substantial four bedroom single storey family home, situated on an extensive corner plot on the south side of Melton Mowbray.

### **Accommodation:**

Internally, the property boasts an impressive floor area of circa 1350 square feet and is accessed via a welcoming entrance hall which leads into a tremendous open plan lounge/dining room, a real centrepiece and hub for the current owners. Positioned off this space is the kitchen area fitted with a range of bespoke units and fitted appliances, also a generous garden room providing access to the wrap around garden.

Further to this are four double bedrooms, a contemporary four piece bathroom and second WC.

The property also benefits from solar panels with battery storage and EV charging point installed.

### **Gardens and land:**

Externally, space is in abundance, to the front of the property is a large block paved driveway providing parking for several vehicles, whilst still maintaining a large lawned area enclosed by a low level timber fence and established hedgerow to the side.

To the rear of the property, the top tier is laid to a superb seating terrace, with a lawned area leading to a secondary seating terrace which sits elevated and offers the most superb views.

Steps lead down to another level which has been used as a play area over recent years and also allows access to the second driveway and detached single garage.

### **Location:**

The property is located within walking distance of Melton Mowbray town centre and its full range of amenities. There is an excellent local primary and secondary schooling, a college and a train line with access to Leicester, Nottingham and London. Melton Mowbray is a traditional market town, surrounded by countryside, revered and known as the Midlands capital of food.

### **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.

### Technical Information:

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

### 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.

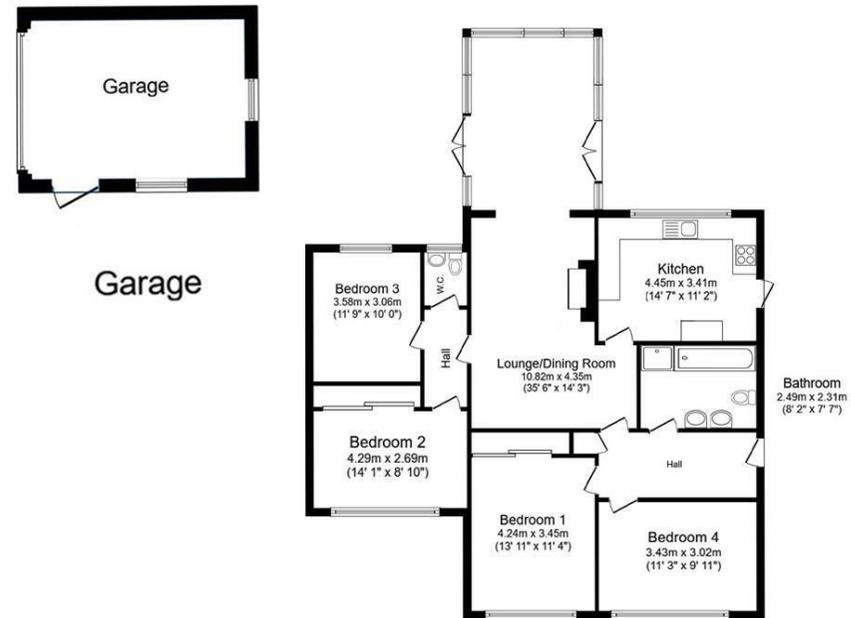
### Money Laundering:

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.

## Tamar Road, Melton Mowbray, LE13 0DR



Floor Plan

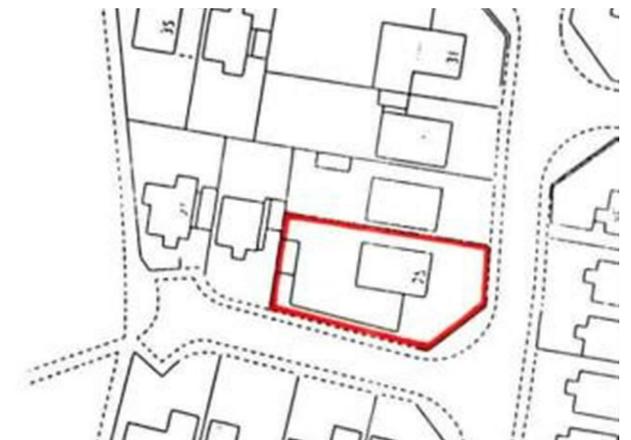
Floor area 134.7 sq.m. (1,449 sq.ft.)

Total floor area: 134.7 sq.m. (1,449 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		





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