



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.

Also available at 100% Share, the advertised price is 50% Share.

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.

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.

First Floor Landing

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

Bedroom One

Spacious room with window to front

Bedroom Two

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

Bedroom Three

Also benefitting from 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.

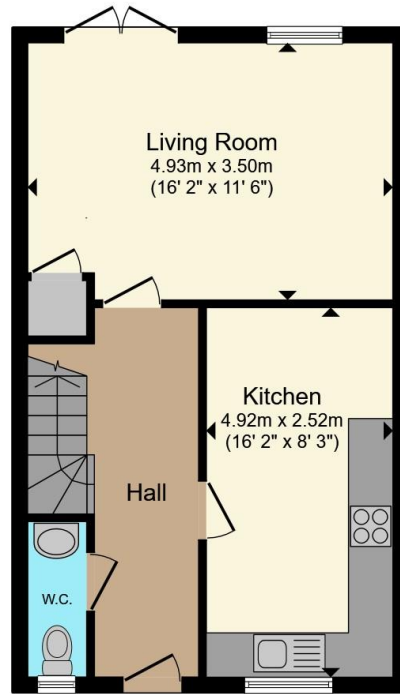
Agent's Note

This property is currently under shared ownership in conjunction with Amplus Housing Association who have criteria for any purchase, the advertised price is for the sellers 50% share. £372.34 per month is paid to the Housing Association as rent for the retained share. Service Charge is £47.73 Ground Rent is £0. Please contact with Amplus Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

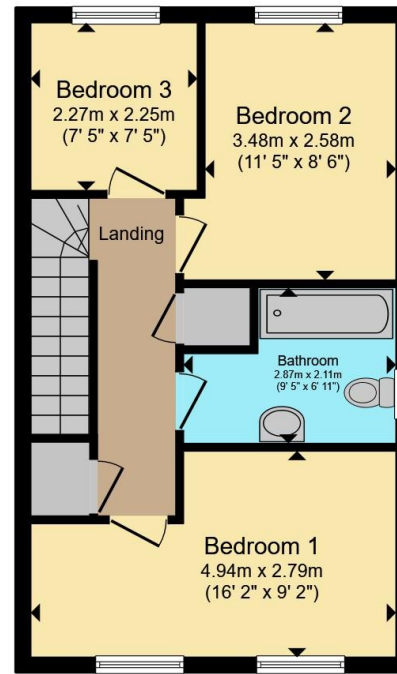








Ground Floor



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

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax Band: C

Service Charge: 572.76 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/MOW307927](https://www.connells.co.uk/Property/MOW307927)

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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