Connells

Shakespeare Gardens
Melton Mowbray

Shakespeare Gardens
Melton Mowbray LE13 0RL

for sale offers in excess of
£300,000

Property Description

A modern three-bedroom detached home located on the sought-after Waterford Heights development. The property offers well-proportioned accommodation comprising a welcoming lounge, open-plan kitchen diner, conservatory, and ground floor WC. To the first floor are three bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. Outside, the property benefits from an enclosed rear garden, driveway parking, and a single garage.

Ground Floor

Entrance Hall

With access to the downstairs w/c, upstairs, the living room and the kitchen/diner, you will also find a radiator and an under-stair storage cupboard.

Living Room

Comprising of a double-glazed bay-window, a radiator and carpet under-foot

Kitchen Diner

This sizeable kitchen/diner is the perfect hosting space boats a breakfast bar, integrated double electric ovens, integrated fridge/freezer, space for a washing machine, integrated fridge/freezer, a gas hob, an extractor fan and a radiator. You also have access through into the conservatory.

Downstairs W/C

Comprising of a wash-hand basin, a w/c and a radiator.

Conservatory

With a lovely additional space to relax you will find the conservatory with French doors leading to the rear garden.

First Floor

Landing

With access to all three bedrooms, carpet under-foot and a convenient airing cupboard.

Bedroom One

In the first bedroom you will find conveniently built-in-wardrobes, an en-suite, carpet under-foot, a radiator and a double-glazed window to the front.

En-Suite

Comprising of a walk-in electric shower, a w/c, sink, radiator and a double-glazed window to the side.

Bedroom Two

In the second bedroom you will find carpet under-foot, a radiator and a double-glazed window to the rear.

Bedroom Three

In the third bedroom you will find carpet under-foot, a radiator and a double-glazed window to the rear.

Family Bathroom

In the family bathroom you will find a w/c, a wash-hand basin, a bath, and a shower over the bath and a double-glazed window to the front.

Exterior

Garage

With an up-and-over door,

Rear Garden

With access to the front this and into the garage, this private rear garden is mainly laid to lawn but also benefits from a patio area.

Off-Road Parking

Benefiting from parking to the side of the house.

Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Ground Floor **First Floor** **Garage**

Total floor area 113.7 m² (1,224 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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To view this property please contact Connells on

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: B

Council Tax
Band: D

Tenure: Freehold

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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.

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