

Alexanders
MarketMakers.

Brook Lane
Melton Mowbray

- Five bedroom detached family residence
- Open plan kitchen and dining room
- Spacious triple aspect sitting room
- Five generous first floor bedrooms
- Large four piece family bathroom
- Wrap-around gardens with seating terraces
- Substantial double garage/workshop
- Planning for conversion of garage into a home
- EPC Rating D / Council Tax Band B / Freehold

OFFERED WITH NO UPWARD CHAIN! Nestled within a generous, mature plot, Windsor Lodge is an impressive five bedroom detached residence with a fascinating history. Formerly the home of the Duke of Windsor, one of the most intriguing figures of the early 20th century, the property offers a rare opportunity to own a home with a genuine historical connection.

Surrounded by beautifully established gardens, the property enjoys an exceptional level of privacy, with expansive lawns, mature planting and a variety of peaceful outdoor spaces. Whether relaxing with family, entertaining friends or simply enjoying the setting, the gardens provide a wonderful extension of the home, while also offering scope for further landscaping or enhancement, subject to the necessary permissions.

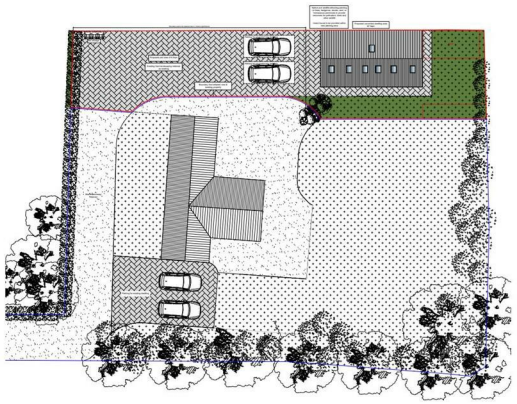
A significant further benefit is the detached garage, offering an excellent opportunity to create a substantial three-bedroom two-storey home, with full planning permission already granted.

Occupying a highly regarded position on the edge of Melton Mowbray, Windsor Lodge is within comfortable walking distance of the town centre. The popular market town offers an excellent range of independent shops, cafés, restaurants and everyday amenities, combining the convenience of town living with the privacy and space of this outstanding setting.













Accommodation:
Stepping inside, the accommodation is both spacious and versatile, beginning with a welcoming triple-aspect sitting room centred around an attractive feature fireplace. The heart of the home is the impressive open-plan kitchen/dining room, complemented by a separate formal dining room, a useful study and a convenient ground floor shower room.

The first floor continues to impress, offering five generously proportioned bedrooms together with a spacious four-piece family bathroom.

Gardens and land:
The generous wrap-around gardens are a particular feature of the property, offering extensive lawns, mature planting and a variety of seating terraces that provide the perfect setting for relaxing or entertaining. A substantial double garage with an adjoining workshop completes the outside space, offering excellent storage, parking or potential for a range of hobbies.

Location:
Melton Mowbray is a thriving market town renowned for its rich heritage, independent shops, cafés, restaurants and excellent range of everyday amenities. Famous for its food heritage and regular markets, the town provides a vibrant community atmosphere, while also offering excellent transport links to surrounding areas including Leicester, Nottingham and Grantham. With countryside walks and open spaces close by, Melton Mowbray offers the ideal combination of town convenience and rural surroundings.

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 B.

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.







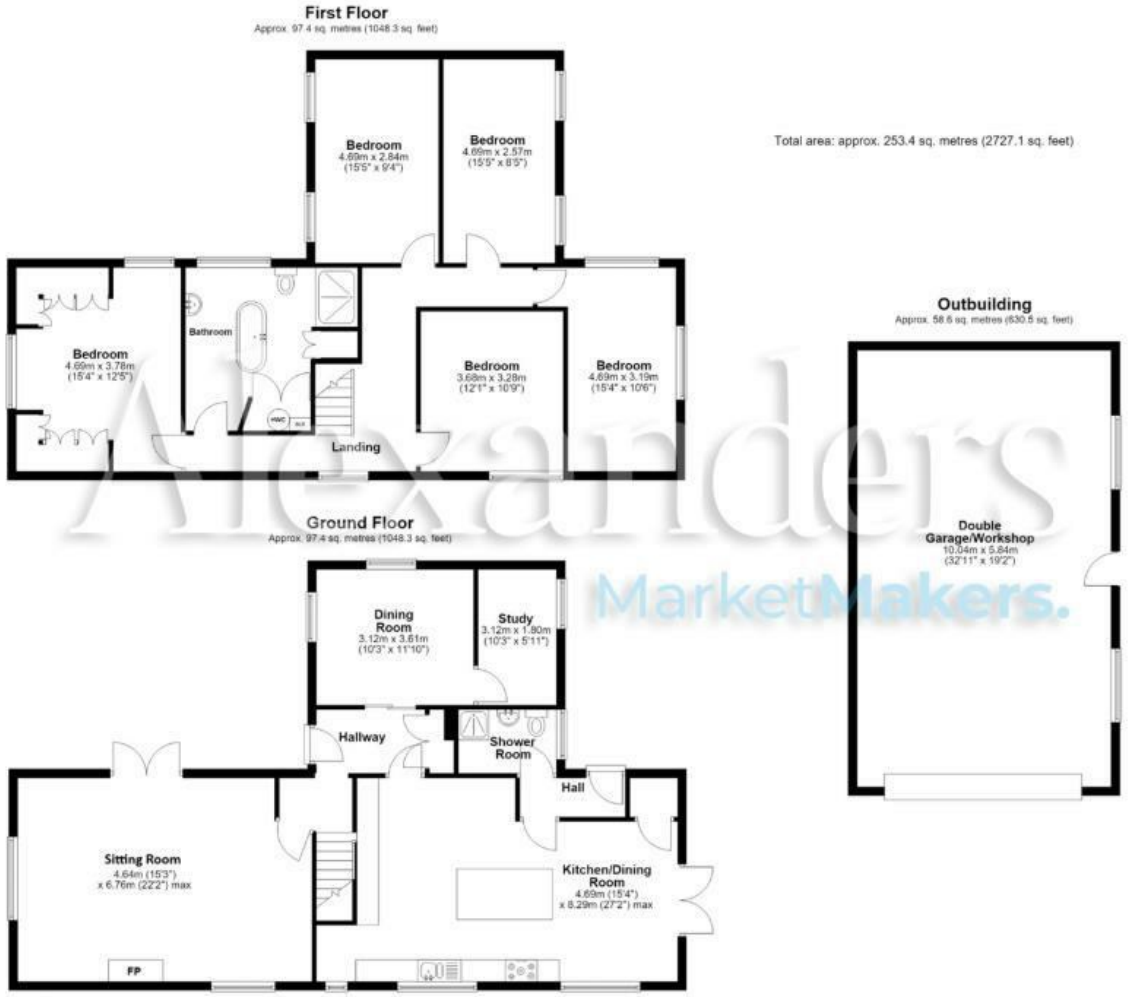
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Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge 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.

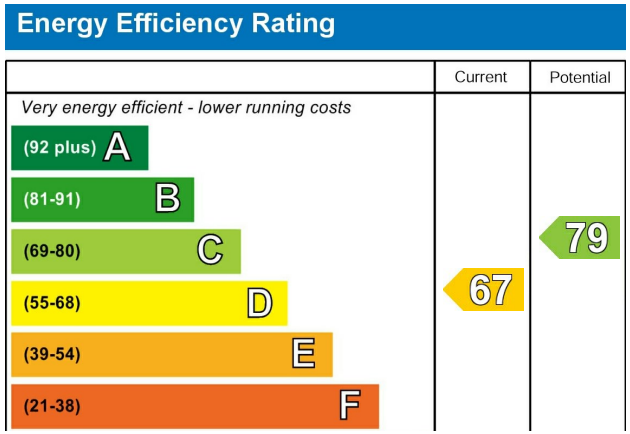
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required 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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