



Sycamore Close Melton Mowbray

- Immaculately presented detached bungalow
- Quiet cul-de-sac location
- Well-equipped fitted kitchen
- Bosch appliances included in the sale
- Recently replaced boiler
- Two bedrooms and a family shower room
- Low-maintenance south-facing rear garden
- Ample off-road parking and detached garage
- EPC Rating D / Council Tax Band C / Freehold

Situated in a quiet and highly regarded residential cul-de-sac, this attractive two bedroom detached bungalow offers spacious single-storey living, making it an ideal choice for those looking to downsize, retire, or simply enjoy a low-maintenance home in a sought-after location.

The property has been exceptionally well maintained and is presented in immaculate condition, allowing a new owner to move straight in. Inside, the accommodation is bright and spacious, with plenty of natural light, two comfortable bedrooms, and a practical layout that is easy to live in and maintain. The kitchen is fully fitted, with the built-in fridge, Bosch electric cooker, Bosch washing machine, and Bosch tumble dryer all included in the sale.

Outside, the beautifully landscaped south-facing rear garden enjoys plenty of sunshine and creates a private space to relax or entertain. To the front, the landscaped driveway provides ample off-road parking and leads to a detached garage, ideal for secure parking or additional storage.

The property also benefits from an Ideal boiler, installed approximately two years ago, giving the next owner added peace of mind.





Location:

Melton Mowbray is a thriving market town renowned for its rich heritage, excellent local amenities, and strong sense of community. The town offers a wide range of independent shops, supermarkets, cafés, restaurants, leisure facilities, and highly regarded schools, making it popular with families, professionals, and retirees alike. Well known as the rural capital of food, Melton Mowbray is famous for its traditional pork pies and Stilton cheese, while the bustling town centre and regular markets add to its character. For commuters, the town benefits from a railway station with direct services to Leicester, Nottingham, and Peterborough, along with excellent road links via the A607, A606, and nearby A46, providing convenient access to Leicester, Nottingham, Loughborough, and the wider Midlands.

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 C.

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.

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:

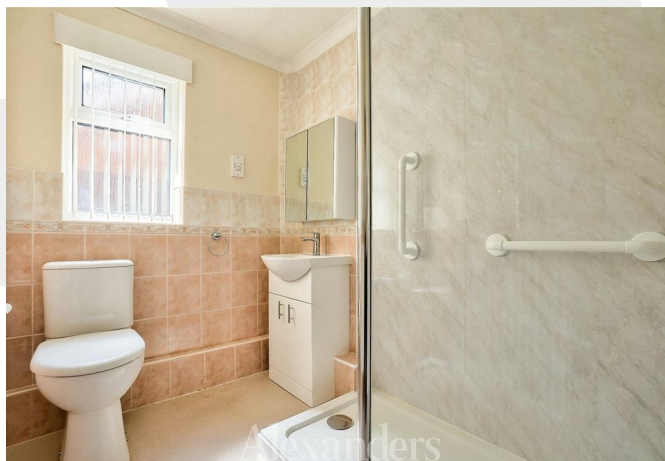
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

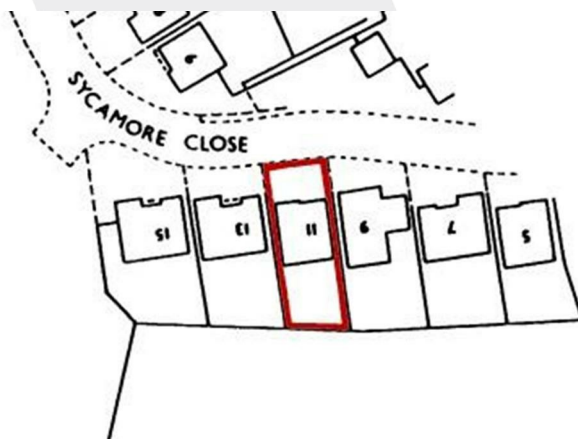




Alexand

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 72.7 sq. metres (782.0 sq. feet)



Total area: approx. 72.7 sq. metres (782.0 sq. feet)

