



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 air source heat pump. Also available at 100% Share, the advertise 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

16' 2" x 11' 6" (4.93m x 3.51m)

French doors to rear and window to rear

Kitchen Diner

16' 2" x 8' 3" (4.93m x 2.51m)

Window to front, mix of wall and base units with worktop, one and a half sink with drainer, space and plumbing for washing machine and dishwasher, integrated oven, hob with extractor over.

Landing

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

Loft Space

Loft is fully boarded throughout.

Bedroom One

16' 2" x 9' 2" (4.93m x 2.79m)

Spacious room with window to front

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m)

Spacious room with window to rear with scenic views.

Bedroom Three

7' 5" x 7' 5" (2.26m x 2.26m)

Comprising of window to rear.

Bathroom

Three piece suite comprising of bath, Wash hand basin and low level WC. Window to the side and towel rail.

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.

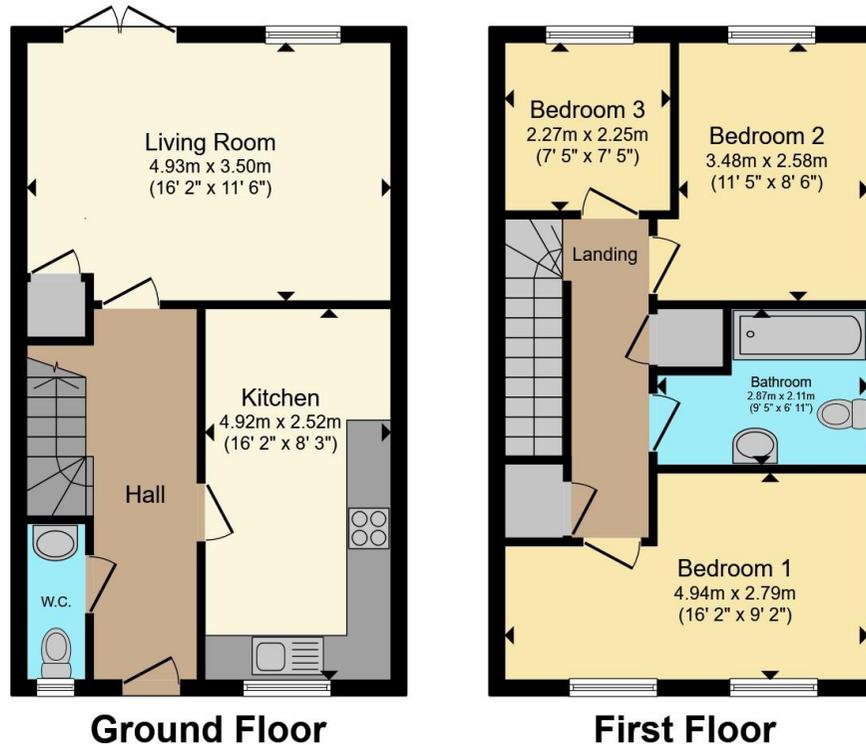
Agent Note

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.









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

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

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/GRM309422](https://www.connells.co.uk/Property/GRM309422)

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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