

Alexanders
MarketMakers.

Harrison Drive
Melton Mowbray

- Attractive two bedroom Bellway-built home
- Immaculately presented throughout
- Comfortable sitting room with French doors
- Fitted kitchen and downstairs WC
- Main bedroom with en suite
- Low maintenance rear garden
- Purpose-built timber shed for ample storage
- Off-road parking for two vehicles
- EPC Rating B / Council Tax Band B / Freehold

Situated on Harrison Drive in the popular market town of Melton Mowbray, this attractive Bellway-built property offers well-presented, modern accommodation, ideally suited to first-time buyers, couples or those looking to downsize.

Immaculately maintained by the current owners, the property is presented in excellent condition throughout, offering a home ready to move straight into. The ground floor features a comfortable sitting room with French doors opening onto the rear garden, alongside a fitted kitchen and the added convenience of a downstairs WC.

To the first floor are two well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite facilities, alongside a family bathroom. Built by the reputable housebuilder Bellway, the property also benefits from a remaining NHBC warranty, providing additional peace of mind.

Externally, the property benefits from two off-road parking spaces and a large purpose-built timber garden shed, providing useful additional storage. Forming part of a modern residential development on Harrison Drive, it is conveniently positioned for access to Melton Mowbray town centre, with its range of shops, supermarkets, restaurants and everyday amenities. The town also offers a choice of schooling and good transport links.





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. A service charge of £TBCpa applies.

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.

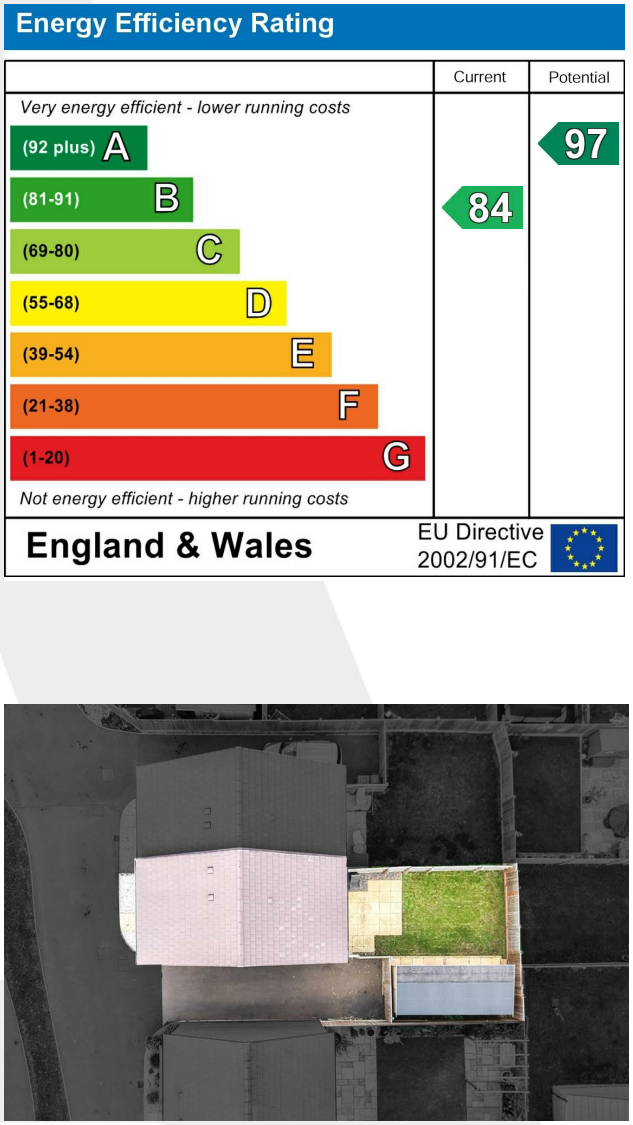
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

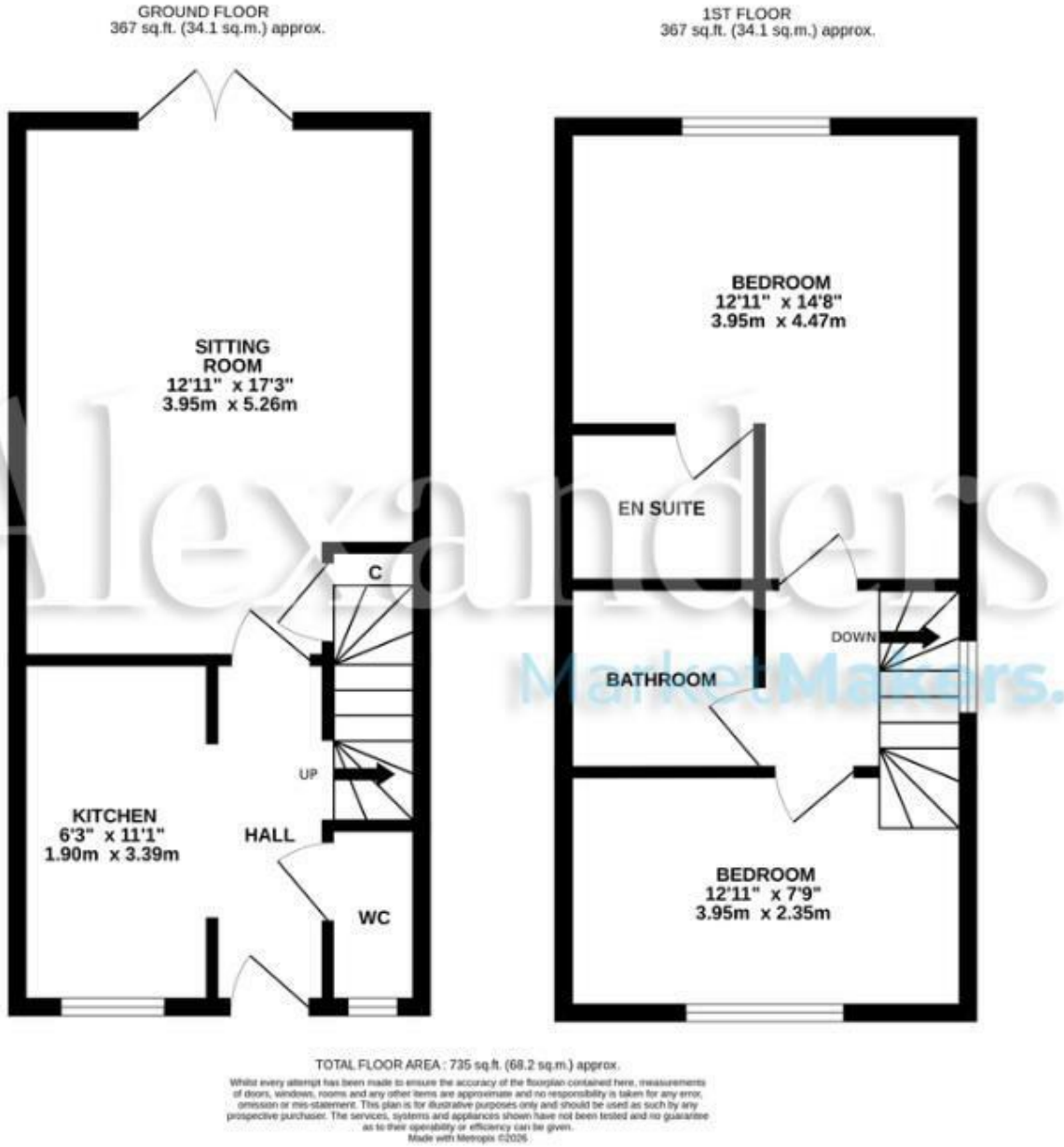
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.





TOTAL FLOOR AREA : 735 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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