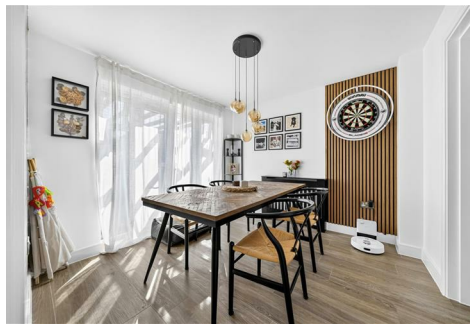


Holders

A Modern Estate Agent



15 Forbes Avenue, Melton Mowbray, LE13 1FS

£385,000

A beautifully presented four-bedroom detached family home extending to approximately 1,345 sqft, featuring a contemporary forest green shaker-style dining kitchen, two en-suites, a family bathroom, integral garage and landscaped rear garden with pergola. Ideally positioned for families, the property offers easy access to Melton Mowbray's excellent amenities, schooling, green spaces and transport links.

Summary

Situated on the popular north side of Melton Mowbray, this beautifully presented four-bedroom detached home provides an exceptional level of accommodation, making it an ideal choice for a growing family. Extending to approximately 1,345 sqft, the property combines generous proportions with stylish presentation throughout and is ideally positioned for enjoying the many amenities and attractions of the surrounding area.

Approached via a tarmac driveway with a front lawn and integral garage, the property opens into a welcoming entrance hall with access to the spacious living room, ground floor WC and impressive dining kitchen. The contemporary dining kitchen is fitted with elegant forest green shaker-style cabinetry and provides an attractive sociable setting for family life and entertaining, with French doors opening directly onto the rear garden.

The first floor offers four well-proportioned bedrooms, with two benefiting from their own en-suite facilities, in addition to a stylish family bathroom and useful storage, providing an excellent level of comfort and practicality for modern family living.

The beautifully landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a generous patio seating area beneath a pergola, attractive pebble borders and established planting. The location is particularly appealing for families, with Melton Country Park nearby offering extensive green space, walking routes, play areas and recreational facilities, while Melton Mowbray town centre provides a wide range of shops, cafés, restaurants and everyday amenities. The town also offers a good choice of schools, leisure facilities and excellent road and rail connections, including convenient access towards Leicester, Nottingham and the surrounding Leicestershire countryside.

Combining its superb presentation, versatile four-bedroom accommodation, two en-suites, family bathroom, stylish dining kitchen and beautifully landscaped garden, this is a wonderful family home in a desirable and well-connected setting. An early internal viewing is strongly recommended to fully appreciate the quality, space and lifestyle on offer.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales

particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

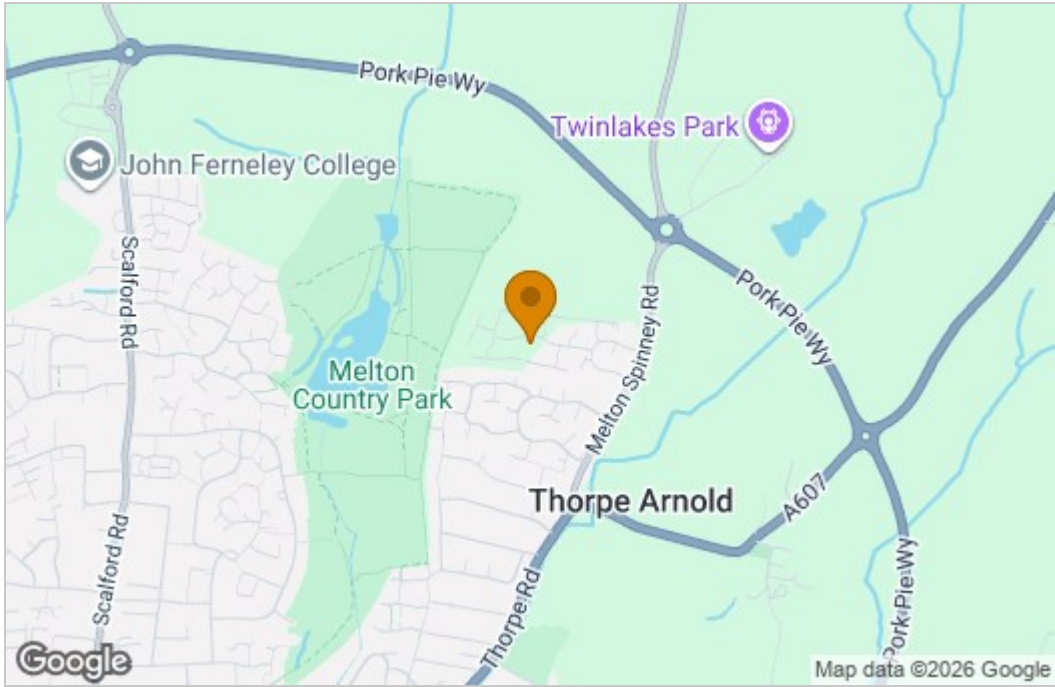
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

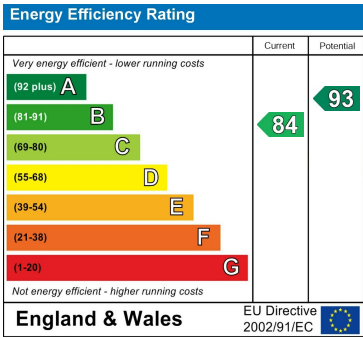
Floor Plan



Area Map



Energy Efficiency Graph



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