



Offers In The Region Of £410,000 | Freehold  
Forbes Avenue, Melton Mowbray, LE13 1FS





## Forbes Avenue, Melton Mowbray, LE13 1FS

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- Two-year old, detached home
  - Walking distance to Country Park
  - Four double bedrooms and three bathrooms
  - Upgraded kitchen with Quartz worktops
  - South facing rear garden
  - Edge of Melton Mowbray location
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A two-year old, detached family home built by Taylor Wimpey benefitting from extensive upgrades and located within walking distance of Melton Country Park. This property offers well-balanced accommodation over two floors and a single garage. Room for all the family.

At the property's heart is a light-filled and well-proportioned kitchen/diner, finished to a meticulous standard, benefitting from quartz worktops, integrated dishwasher, double oven and gas stove. Double doors lead to the living room which is front facing and offers great dimensions for relaxing or entertaining.

The utility room houses the modern boiler and washing machine. The kitchen, WC and utility all benefit from built in extractor fans.

The WC is of a generous size and there is potential to install a downstairs shower if desired.

To the first floor there are four double bedrooms. The principal suite benefits from built in storage and an upgraded en-suite with vanity sink offering plentiful storage.









Similarly, bedroom two benefits from extensive wardrobe space and an en-suite shower room with similar vanity sink.

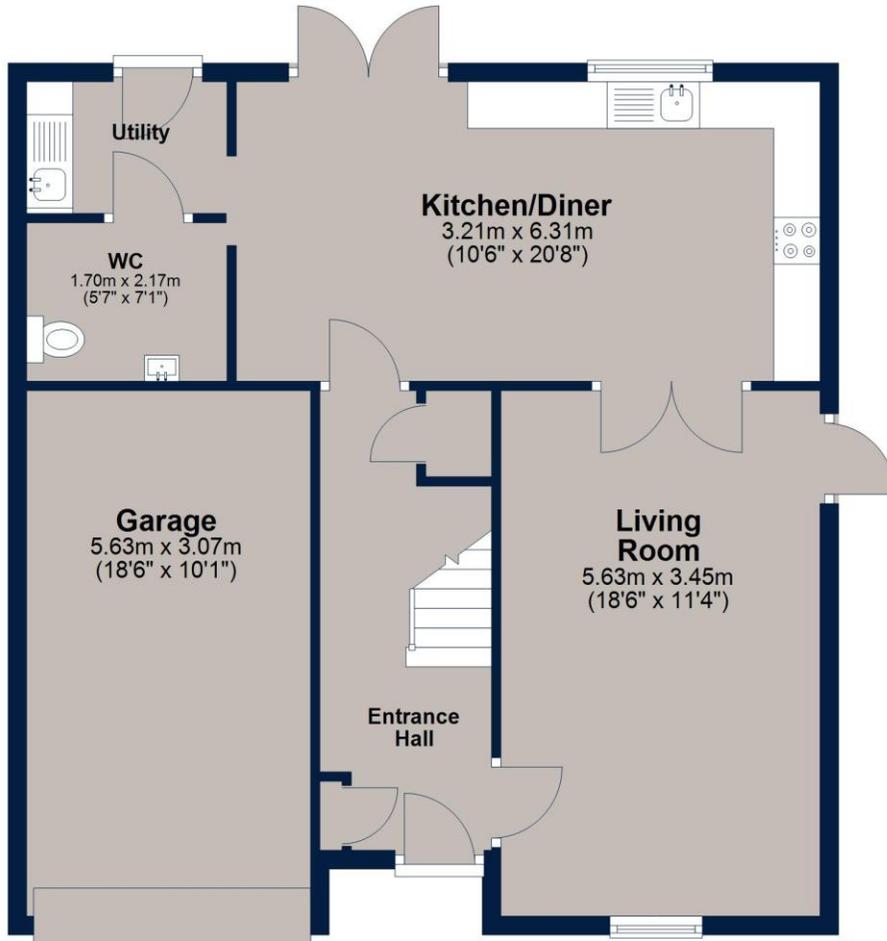
Externally, the property benefits from a generous south facing garden fully enclosed by timber panel fencing, driveway parking for several vehicles and an oversized single garage. The property sits within walking distance of the country park and town centre is a brisk walk or short drive away also. The country park has footpaths leading to the village of Scalford which has the well-regard 'Kings Arms' public house and primary school.

An internal viewing is highly recommended.



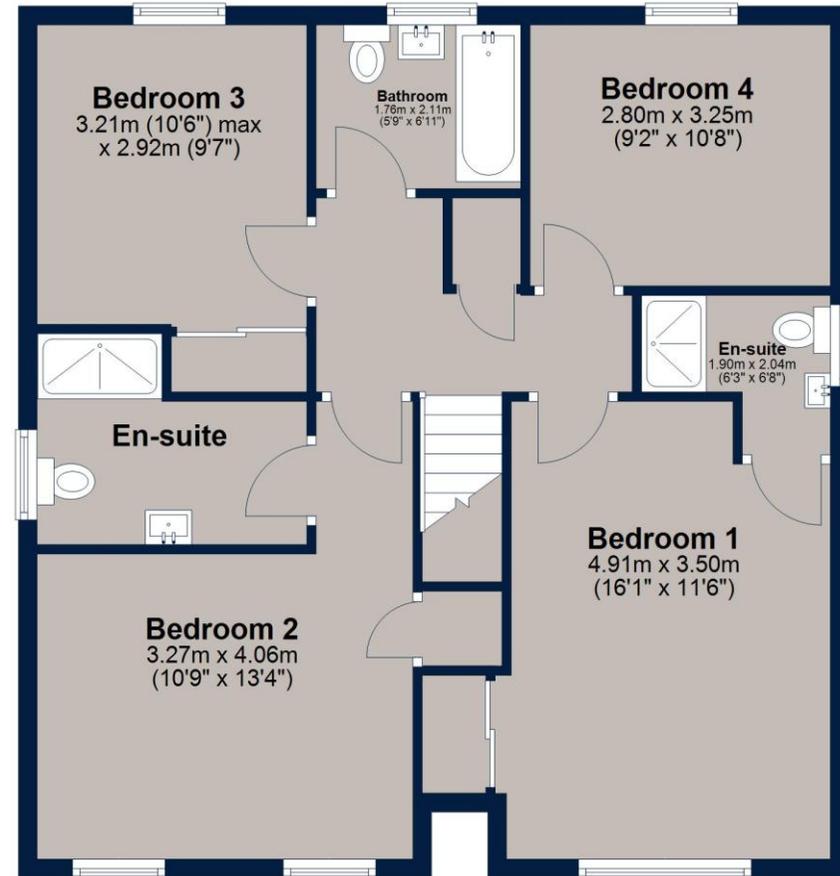
## Ground Floor

Approx. 75.2 sq. metres (809.5 sq. feet)



## First Floor

Approx. 75.9 sq. metres (817.4 sq. feet)



Total area: approx. 151.1 sq. metres (1626.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

## Key Information

Local Authority: Melton Borough Council

Council Tax Band: E

Tenure: Freehold

EPC Rating: B

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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