



Offers Over £308,700 | Freehold

Shakespeare Gardens, Melton Mowbray LE13 0RL





## Key Features & Description

- Three sizeable bedrooms and two bathrooms
- Versatile family accommodation
- Rear garden with bar area
- Conservatory extension with French doors and velux windows
- Tandem length driveway and single garage
- Easy reach of town amenities

- EPC Rating B | Council Tax Band D

A spacious three-bedroomed detached family home offers versatile family living within the exclusive Waterford Heights development. Situated within easy reach of Melton's amenities and walking distance to Hilltop Farm Shop, the property boasts an open plan kitchen diner, conservatory, well-kept rear garden and tandem length driveway with single garage. This home is ideal for growing families looking for modern living and convenience.

The ground floor boasts three reception rooms, to include a conservatory extension added by the current owners. The kitchen diner is an excellent size, perfect for culinary endeavours and hosting. Additions made by the current owners include skirt lighting in the kitchen area and a handy breakfast bar providing additional storage. The living room is perfect for family gatherings and complete with a feature bay style window.

The ground floor benefits from a guest WC and handy under-the-stairs storage too.

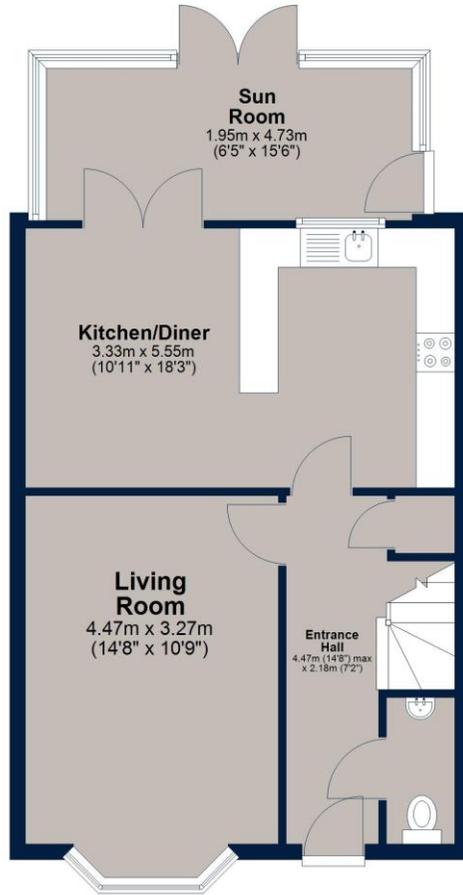
The first floor is comprised of three generously sized bedrooms and the family bathroom. All bedrooms are capacious for double beds if desired. Bedroom one boasts an en-suite shower room and built in wardrobes.





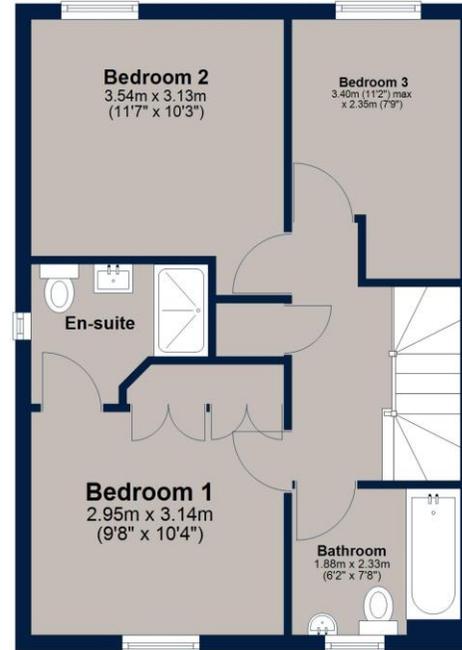
### Ground Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



### First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 93.2 sq. metres (1003.3 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.

#### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



**Osprey Melton Mowbray Sales**  
8A Burton Street, Melton Mowbray, Leicestershire LE13 1AE  
T: 01664 778170 | melton@osprey-property.co.uk  
osprey-property.co.uk