



Asking Price £325,000 | Freehold  
Shakespeare Gardens, Melton Mowbray LE13 ORL







## Shakespeare Gardens, Melton Mowbray LE13 0RL

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- 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
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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.

The rear garden has been well-kept; the current owners have added a bar with electric and shelving - a real treat in the summer months.

Trellising has been added to the rear fence with climbing roses planted, providing a natural focal point and privacy.

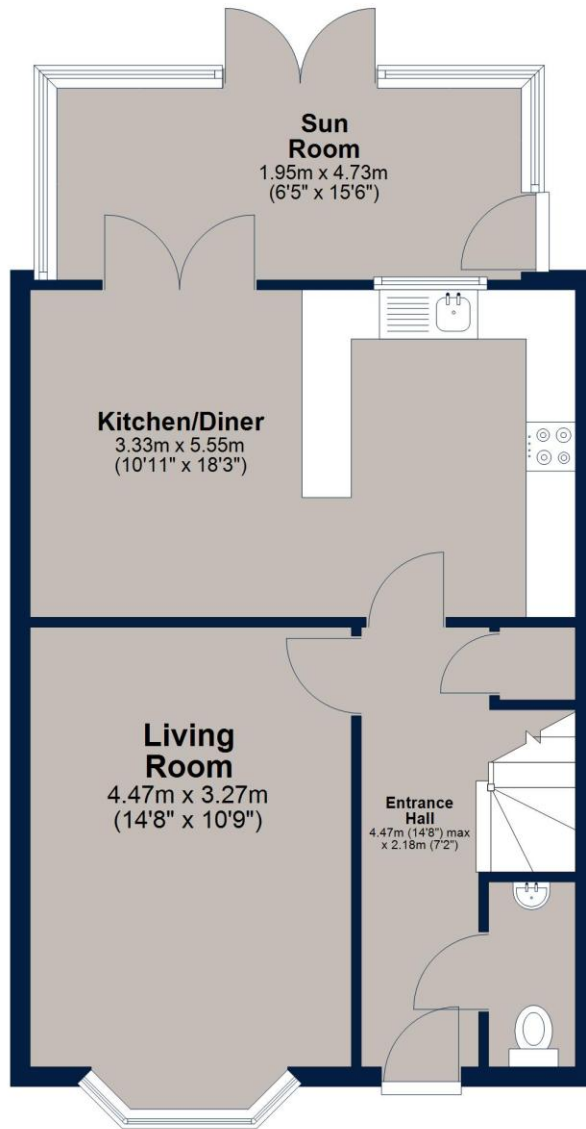
An excellent opportunity to acquire a modern detached family home in an exclusive development. Internal viewing highly recommended.





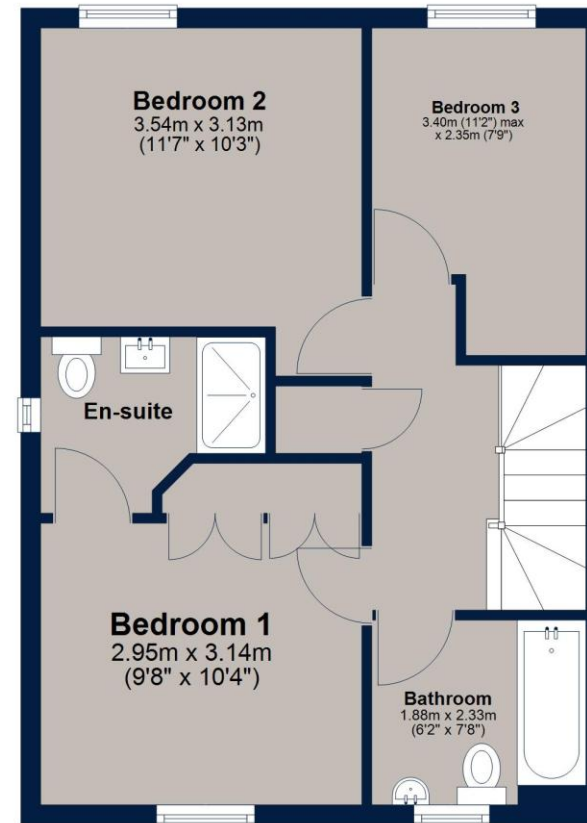
## Ground Floor

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.

## Key Information

Local Authority: Melton Borough Council

Council Tax Band: D

Tenure: Freehold

Management Fee Payable of c £200 per annum for maintenance of communal areas

EPC Rating: B

Score	Energy rating	Current	Potential
92+	A		95 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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