



Shakespeare Gardens, Melton Mowbray

£325,000





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.

Tenure: Freehold

All mains' services (Fibre Broadband provided by BT)

Council Tax Band: D

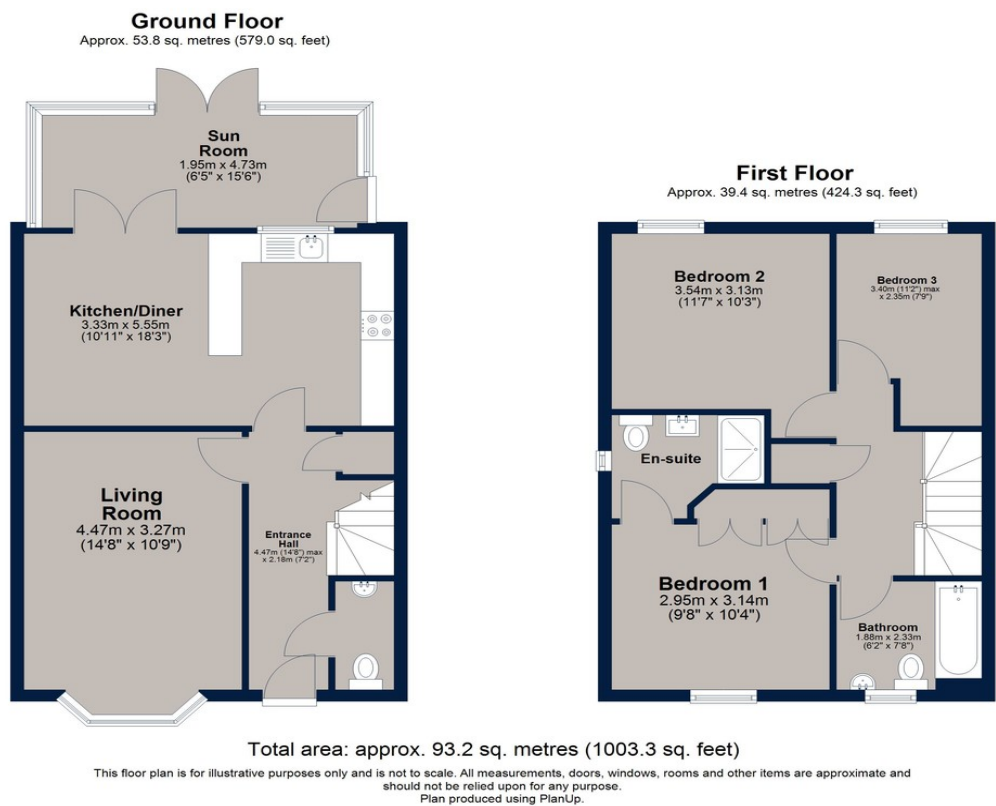
EPC Rating: B

Management Fee Payable to Meadfleet Ltd of £200 per annum





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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stamford railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

