



Asking Price £72,000 | Leasehold
Laxton Close, Melton Mowbray LE13 1LT





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- 30% Shared Ownership with opportunity to staircase
 - Four-bedroom, three-storey family home
 - Set back from the main road in a quiet position
 - Modern kitchen/diner with private balcony
 - Master bedroom with en-suite
 - Family bathroom plus ground floor shower room
 - Utility room
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- Monthly Rent: £447.88 Service Charge: £45.11
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Four-Bedroom, Three-Storey Shared Ownership Home.

30% Share Available with Staircasing Opportunity.

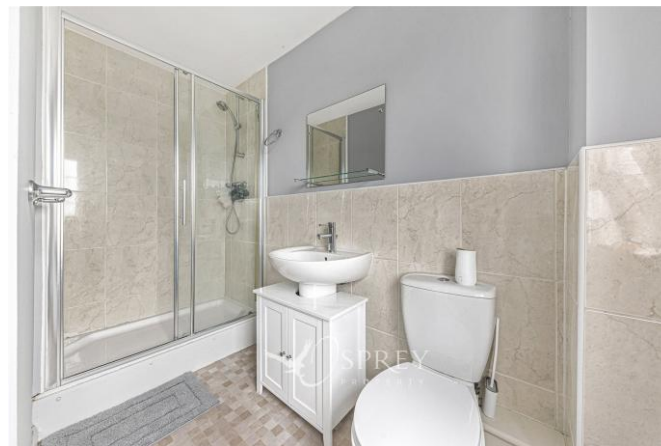
Tucked away in a quiet position on Laxton Close, set back from the main road, this beautifully presented four-bedroom, three-storey home offers generous and versatile living space, making it a fantastic choice for growing families or first-time buyers looking to step onto the property ladder through shared ownership.

Available as a 30% shared ownership purchase, the property also offers the opportunity to staircase, allowing you to increase your ownership share in the future.

The ground floor provides flexible accommodation with a welcoming entrance hall leading to a useful utility room, a modern shower room, and Bedroom Three.









 **SPREY**
PROPERTY

The integral garage offers excellent storage and has fantastic potential for conversion into a gym, study or additional reception room.

A private driveway provides off-road parking for two vehicles in front of the garage.

On the first floor, you'll find the heart of the home.

The spacious living room is bright and inviting, while the kitchen/diner provides ample space for family meals and entertaining.

French doors open onto a private balcony off the kitchen, creating the perfect spot to enjoy your morning coffee or unwind.

The top floor comprises three further well-proportioned bedrooms.

The principal bedroom benefits from its own en-suite shower room, while Bedrooms Two and Four are served by a modern family bathroom, making the layout ideal for family living.

Outside, the rear garden bright, spacious and not overlooked, it offers a wonderful degree of privacy.

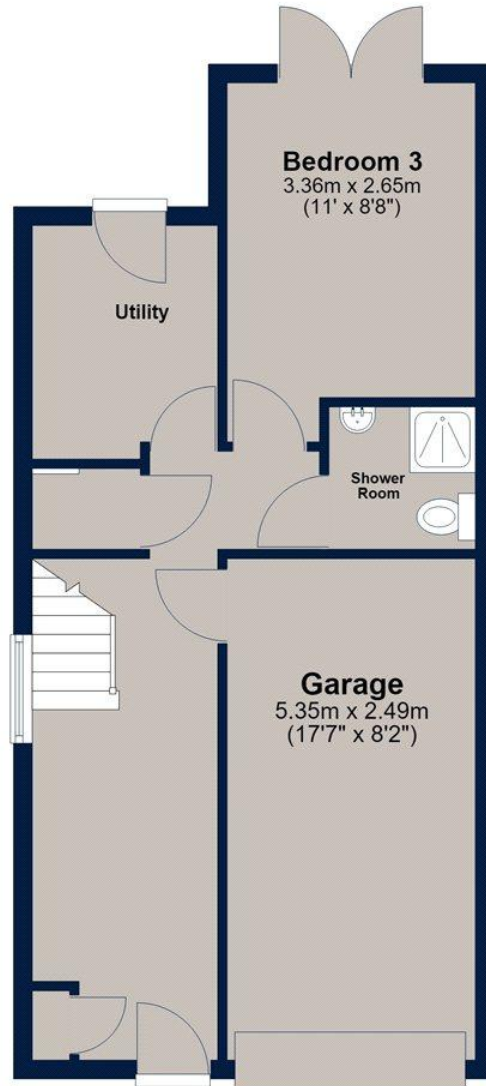
Finished with low-maintenance artificial grass, it provides the perfect outdoor space for children to play, entertaining guests or just relaxing.

Situated in a sought-after residential area of Melton Mowbray, the property enjoys easy access to local schools, amenities, transport links and countryside walks, combining peaceful surroundings with everyday convenience, with only a short walk into town.



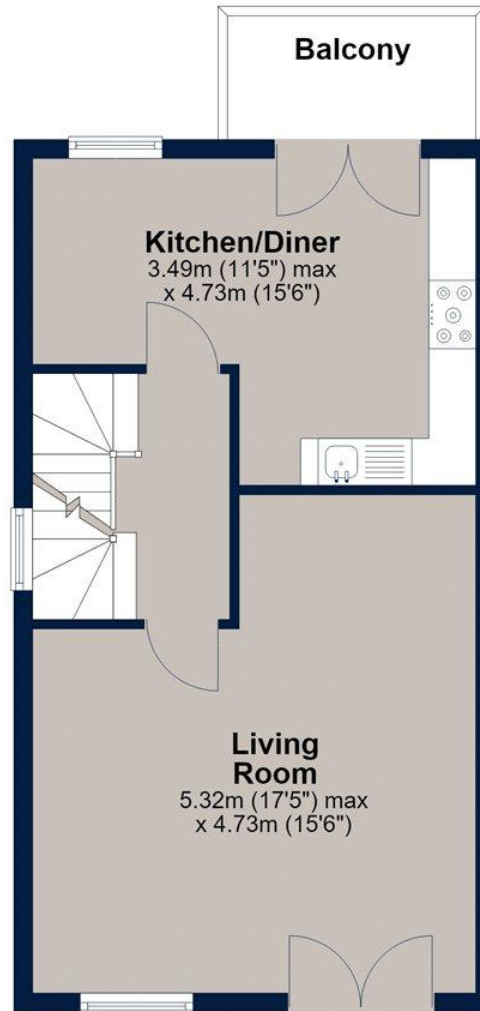
Ground Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



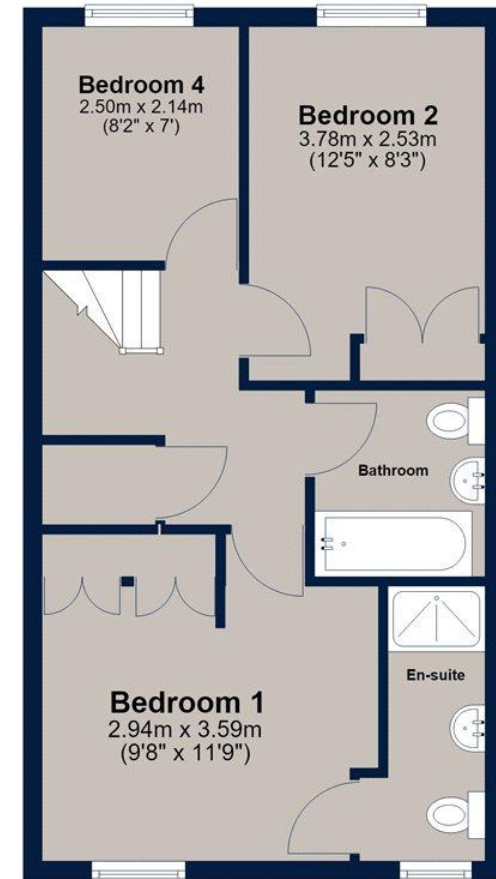
First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)
(excluding Balcony)



Second Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 129.7 sq. metres (1396.1 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
Plan produced using PlanUp.

Key Information

Local Authority - Melton Borough Council

Council Tax Band - D

Tenure - Leasehold

EPC Rating - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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*Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed.

Important Notice

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