



Laxton Close

Melton Mowbray

Offers over £275,000



A deceptively sized four bedroom detached family home situated in a quiet location within this modern residential development on the northern fringes of town. Positioned in this well-serviced area close to local amenities, strong schooling options and the Melton Country Park. Externally the property benefits from a fully enclosed rear garden, tandem driveway and detached single garage.

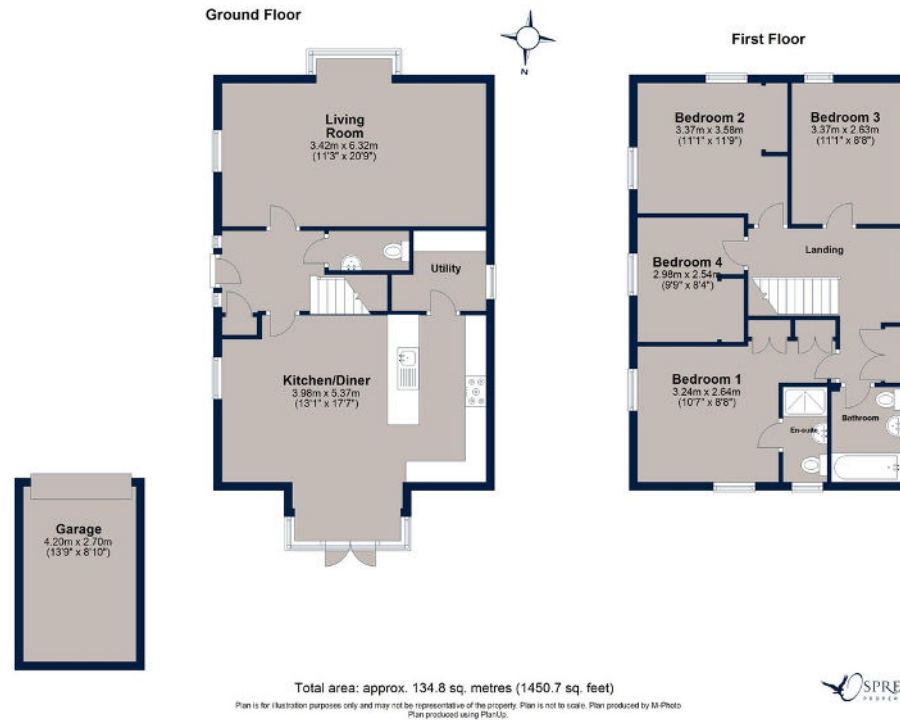
Positioned nicely within Laxton Close, this modern family residency offers almost 1,500 square feet of accommodation. Ground floor accommodation comprises entrance hallway, guest WC and a large dual aspect living room leading off to the left with feature bay window. The hallway leads through to the large kitchen / diner offering a great space for family entertainment or culinary endeavours, from which the rear garden can be accessed via French doors. Stairs rise to the second-floor landing leading to four bedrooms, the principal homing an en-suite shower room and modern family bathroom. Externally, the property features a fully enclosed private rear garden laid to lawn with patioed and decked areas, tandem driveway for at least two vehicles and a detached single garage.

Tenure: Freehold
All mains' services
Council Tax Band: E
EPC Rating: C





Laxton Close, Melton Mowbray



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

