



Offers Over £210,000 | Freehold

Shakespeare Gardens, Melton Mowbray, Leicestershire, LE13 0RL





Key Features & Description

- Low Cost Home for Sale – maximum purchase price capped at 80% of open market value
- Three-bedroom semi-detached home
- Immaculately presented throughout
- Spacious open-plan kitchen/diner
- Modern fitted kitchen
- Bright and spacious living room
- Downstairs WC
- Three generous bedrooms
- EPC Rating B | Council Tax Band B

The Low Cost Home for Sale shall only be disposed of on terms specified* - please contact the Team on 01664 778170 for details.

A beautifully maintained three-bedroom semi-detached home, ideally positioned on the popular Shakespeare Gardens, offering spacious accommodation, excellent entertaining space, parking for two cars and a lovely outlook across the estate.

Upon entering, you are welcomed into a porchway which then leads into a bright and inviting living room, providing a comfortable space to relax and unwind.

The living room leads through to the impressive open-plan kitchen/diner, which is particularly spacious and offers ample room for family life and entertaining guests.

The modern kitchen/diner benefits from double doors opening directly onto the well-presented, low-maintenance rear garden, creating an ideal space between indoor and outdoor living.

A convenient downstairs WC completes the ground floor.

Upstairs, the property offers three spacious bedrooms, providing excellent flexibility for families, first-time buyers or those looking to downsize.

Bedroom One benefits from a walk-in wardrobe, offering generous storage without compromising the bedroom's space.

The family bathroom is well presented and features a bath and a separate shower unit.

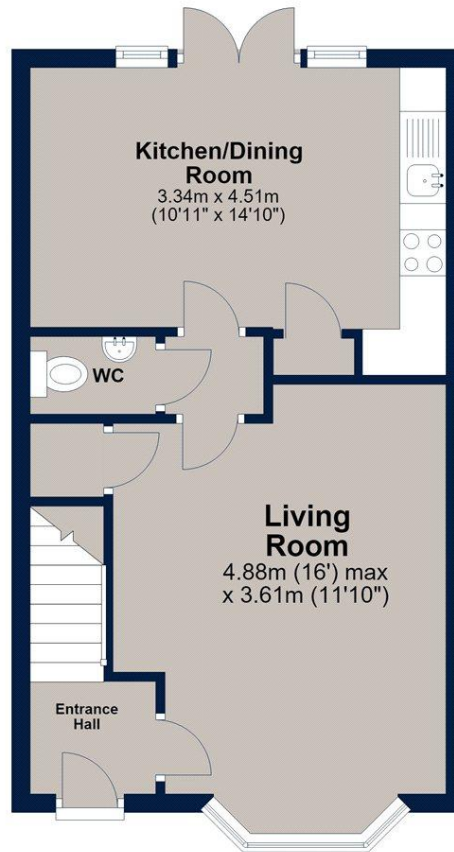
Outside, the rear garden has been thoughtfully designed for easy maintenance, while the property also benefits from tandem parking for two cars.

The home enjoys a lovely outlook across the surrounding estate and is situated in a quiet yet convenient location, with Melton Mowbray town centre just a short walk away, providing easy access to a range of shops, amenities, schools and local facilities.



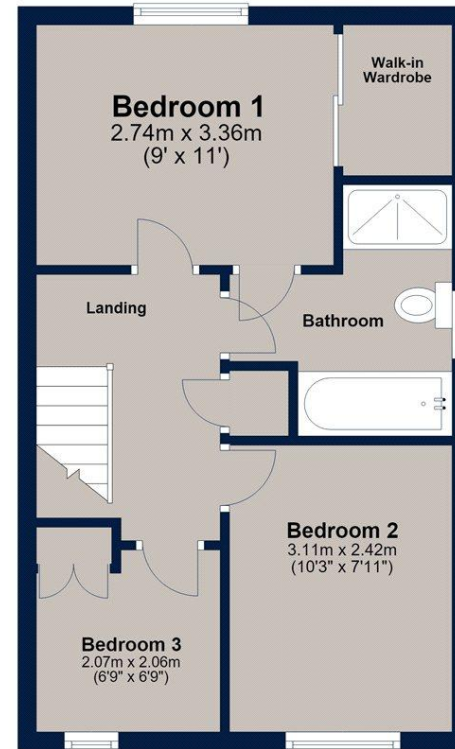
Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 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.

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.



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