



Asking Price £225,000 | Freehold

Shakespeare Gardens, Melton Mowbray LE13 ORL





Shakespeare Gardens, Melton Mowbray, LE13 ORL

- 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
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17 Shakespeare Gardens is a Low Cost Home For Sale. The maximum price payable to the Owners in respect of the disposal of a Low Cost Homes for Sale shall not exceed 80% of the open market value.

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.

Having been extremely well cared for and maintained by the current owners, the property is presented in immaculate condition throughout and is ready for its new owners to move straight in.

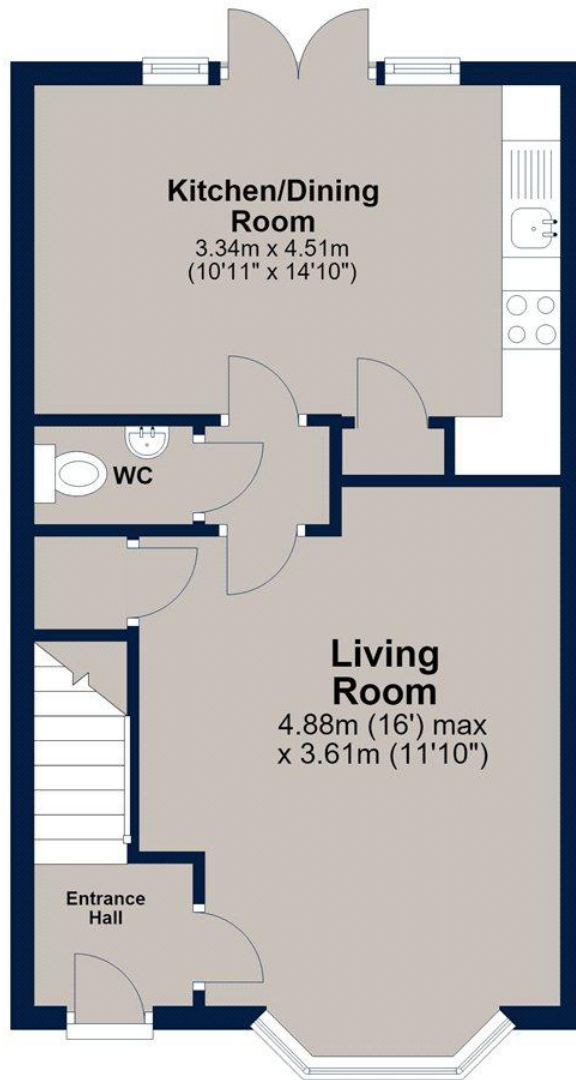
This is an ideal opportunity for first-time buyers, families or those looking to downsize into a modern, manageable and beautifully presented home in a desirable location.

Viewing is highly recommended to fully appreciate the space, condition and location this wonderful property has to offer.



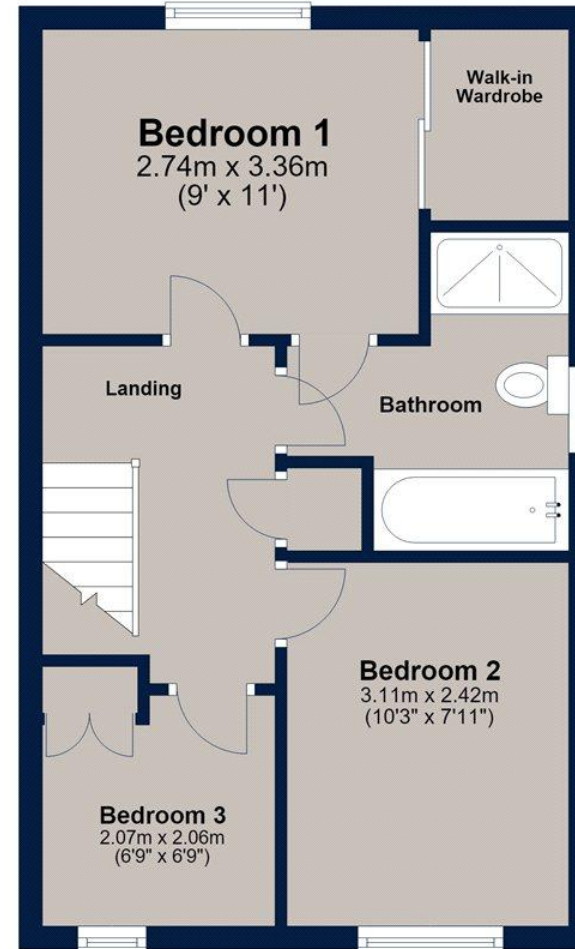
Ground Floor

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.

Key Information

Local Authority – Melton Borough Council

Council Tax Band - B

Tenure - Freehold

EPC Rating - B

Score	Energy rating	Current	Potential
92+	A		97 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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*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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