



Connells

Shakespeare Gardens
Melton Mowbray

Shakespeare Gardens Melton Mowbray LE13 0RL

for sale
£390,000



Property Description

This immaculate detached family home built by Davidsons Homes on the Waterford Heights Development has been finished to a high standard and has the benefit of the remainder of the NHBC Warranty, gas central heating and Georgian style uPVC double glazed windows. The accommodation comprises an entrance hall, office/study, cloakroom WC, living room, superb open plan kitchen/family/dining room with a separate utility room. On the first floor are four double bedrooms, the master bedroom having a dressing area and en-suite shower room and a family shower/bathroom. There is a driveway providing off-road parking leading to a detached garage and an enclosed rear garden.

Entrance Hall

Entrance via a front door, there is a staircase leading up to the first floor landing and doors to:

Cloakroom

White suite comprising of low level wc and a wall mounted wash hand basin with tiled splash backs.

Office

8' 9" x 6' 7" (2.67m x 2.01m)

Situated to the front aspect of the property is an office which could also be utilised as a playroom for growing families. Window to front elevation, laminate flooring and gas

central heating.

Living Room

15' 1" x 11' (4.60m x 3.35m)

Spacious lounge with gas central heating, newly fitted carpets and double glazed window to front elevation.

Kitchen/Family/Dining Room

26' 9" x 15' 7" (8.15m x 4.75m)

An impressive open plan room fitted with a range of eye and base level units with roll top work surfaces and splash backs. There is a one and a half stainless sink drainer unit, an integrated double oven, grill and a gas hob with a stainless steel extractor fan hood, integrated dishwasher and fridge freezer. A useful understairs storage pantry. Window to rear elevation and glazed French doors with side windows providing access to the rear garden.

Utility

5' 3" x 5' 1" (1.60m x 1.55m)

Fitted with roll top work surface with splash backs and there is plumbing for a washing machine, space for a wine fridge, wall mounted boiler and part glazed door to side elevation leading to the rear garden.

First Floor Landing

Built in airing cupboard which houses the hot water cylinder, loft hatch providing access to an insulated loft area.

Bedroom One

11' 2" x 9' 6" (3.40m x 2.90m)

Master double bedroom with a window to the front elevation, boasting a dressing room and en-suite shower room, newly fitted carpet and gas central heating.

En-Suite

Comprising three piece white suite comprising a low flush WC, wash hand basin and double shower cubicle with contemporary tiling to walls.

Bedroom Two

10' 8" x 9' 8" (3.25m x 2.95m)

Double bedroom with a window to the front elevation, newly fitted carpet and gas central heating.

Bedroom Three

13' 6" x 8' 11" (4.11m x 2.72m)

Double bedroom with a window to the rear elevation, newly fitted carpet and gas central heating.

Bedroom Four

11' 10" x 11' 4" (3.61m x 3.45m)

Family Bath/Shower Room

Frosted window to rear and a four piece suite comprising of a low flush WC, pedestal wash hand basin, paneled bath with a shower tap attached and a double independent shower cubicle, tiled splash backs, ceiling down lights, shaver points and an extractor fan.

Garage

Single detached garage with a up and over door, power and light connected.

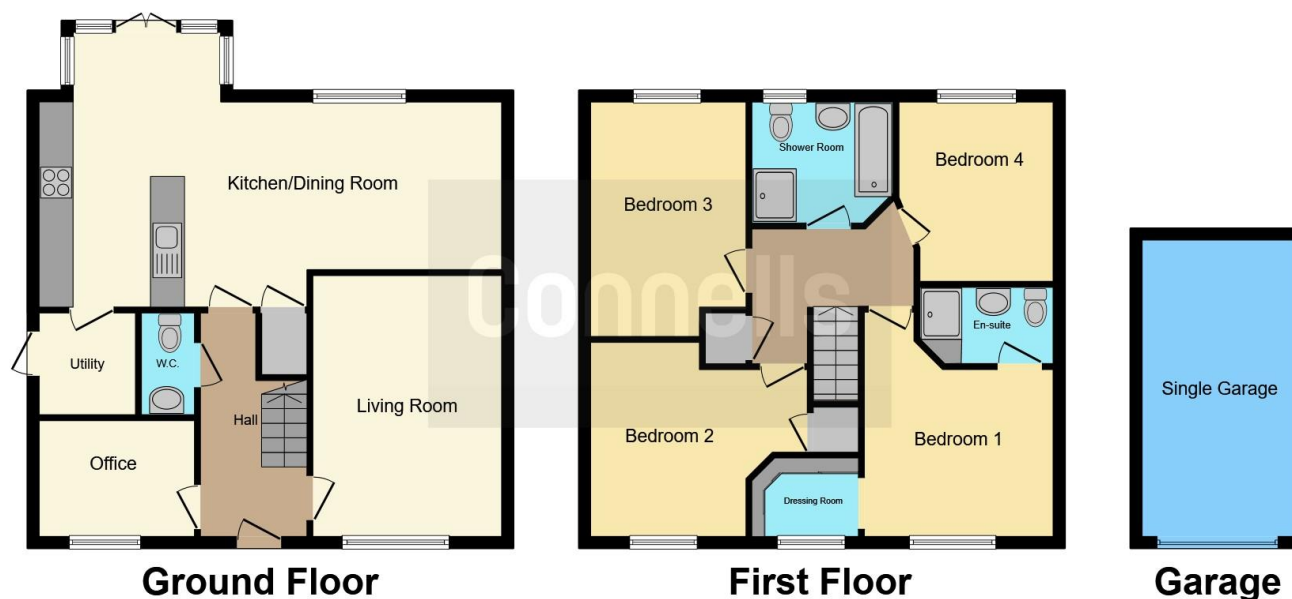
Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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