



Cygnets Close, Melton Mowbray
Offers Over £450,000





An impeccably presented and modern five double bedroomed home situated off of a private driveway, arguably one of the most prestigious plot positions within the development with views overlooking wildflower meadows to the front and the country park just a couple of minutes' walk away. This property was built by Taylor Wimpey to their 'Lavenham' specification and offers beautiful accommodation over two floors and a double garage. Room for all the family!

The accommodation is comprised of an airy entrance hallway which offers a warm and welcoming atmosphere to the home. A good-sized reception room off of the hallway to the right follows, accessible via interior French doors and utilised by the current vendors as a dining room, yet could equally be a study, hobby or play room and provides a lovely feeling of privacy overlooking the meadow to the front. Further to the ground floor there is a kitchen/diner, the most meticulous standard of kitchens; perfect for culinary endeavours plus the added benefit of a breakfast bar too which could be utilised as further dining space. There are also French doors leading onto the garden from here. A convenient utility space leads off of the kitchen with cupboard space, composite sink and integrated washing machine too. The living room offers excellent, roomy dimensions with French doors onto the garden, ideal for relaxation especially when the sunsets. There is also a ground floor WC.

Excellent first floor accommodation is comprised of five double bedrooms, the two largest suites benefitting from en-suite shower rooms. There is also a family bathroom with shower over bath too.





Externally, the property benefits from a generously sized westerly facing rear garden mainly laid to lawn with two patio seating areas and access to the frontage by side gate. A double garage houses the wall-mounted boiler. There is parking for several vehicles in front of the property, parking spaces further up the cul-de-sac and also layby parking solely for properties within this cul-de-sac of homes. Plentiful parking options!

All mains' services

Tenure: Freehold

A maintenance charge of £179.67 per annum payable on this development, to include all maintenance and upkeep of roads, public spaces and the meadow at the front of the property

Council Tax Band: F

EPC Rating: B







Entrance Hall: 2.33m x 1.58m (7'8" x 5'2")

Dining Room: 2.93m x 3.06m (9'7" x 10')

Living Room: 5.13m x 3.85m (16'10" x 12'8")

Kitchen/Diner: 3.71m x 5.55m (12'2" x 18'3")

Utility: 1.54m x 1.64m (5'1" x 5'4")

WC: 1.54m x 0.79m (5'1" x 2'7")

Bedroom One: 3.64m x 4.39m (11'11" x 14'5")

En-suite: 3.64m x 1.20m (11'11" x 3'11")

Bedroom Two: 3.64m x 3.53m (11'11" x 11'7")

En-suite: 1.91m x 1.64m (6'3" x 5'5")

Bedroom Three: 2.51m x 3.26m (8'3" x 10'9")

Bedroom Four: 2.51m x 3.16m (8'3" x 10'4")

Bedroom Five: 2.88m x 2.89m (9'5" x 9'6")

Bathroom: 1.86m (6'1") x 2.89m (9'6") max

Double Garage: 4.96m (16'3") max x 4.83m (15'10")

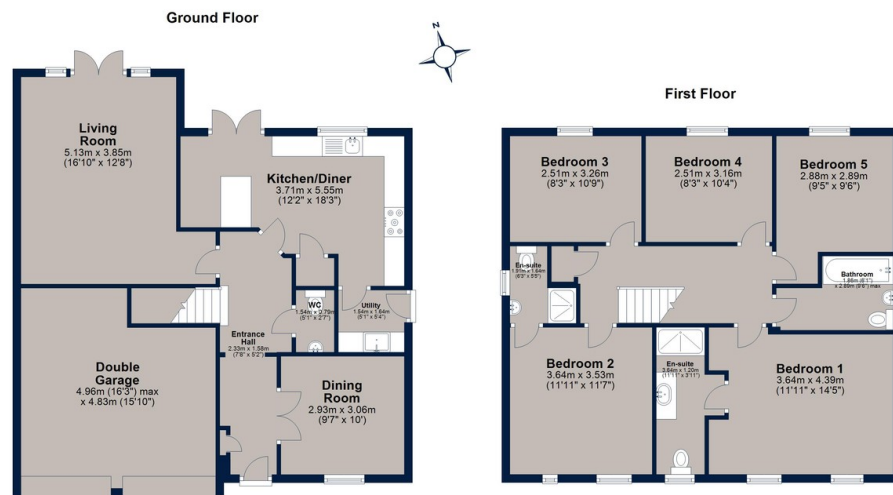
TOWN LIFE Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

IMPORTANT INFORMATION Property Misdescriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.





Cygnets Close, Melton Mowbray



Total area: approx. 166.3 sq. metres (1789.9 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
Plan produced using PlanUp.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Impeccably presented five double bed roomed home situated on a private driveway offering excellent views of meadows to the front, within a couple of minutes walk of the country park.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements