



Performance Way, Melton Mowbray

£215,000



A well-presented and much loved family home offering three bedrooms and two bathrooms, including an en-suite shower room. Situated within walking distance of Melton Mowbray's Country Park and Visitor Centre.

This modern semi-detached property offers excellent accommodation and is ready to move into. The kitchen/diner is fitted with a range of eye and base units and offers good dimensions for entertaining and culinary endeavours. French doors lead out to the garden which has been recently upgraded by the current owners - porcelain slab tiles have been laid to create an attractive patio space and raised lawn laid with artificial turf, forming a low maintenance rear garden.

Upstairs there are three bedrooms, two double in size and bedroom three currently configured as an office space. To the front, the property comes with two parking spaces.

Tenure: Freehold

All mains' services

Council Tax Band: B

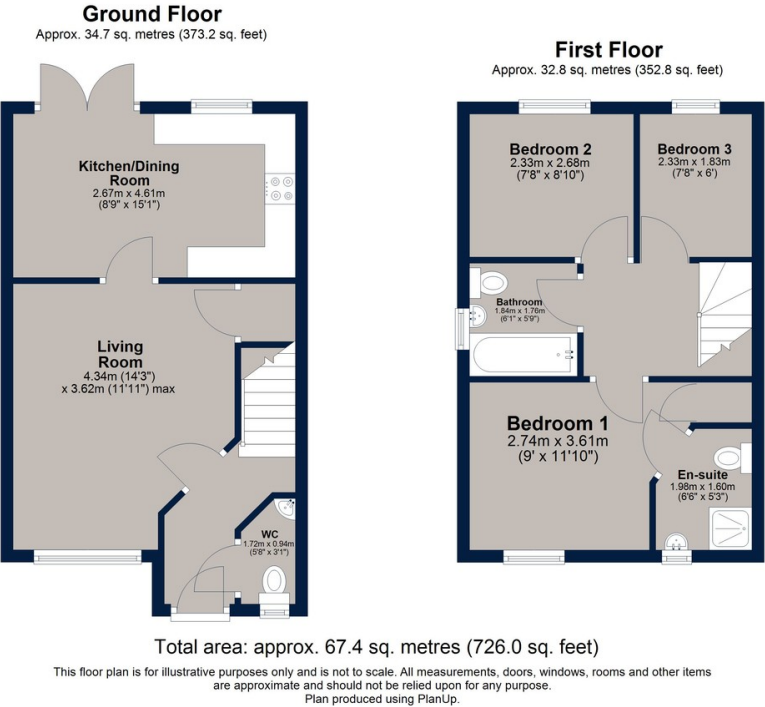
EPC Rating: B

Management Fees Payable - To Be Confirmed





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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/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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