

Charnwood Drive
Melton Mowbray,
Leicestershire, LE13

Offers Over: £250,000



Oliver Rayns
ESTATE AGENTS



- Executive New Build Homes
- Two Semi-Detached Plots Available
- Three Good Sized Bedrooms
- High Specification Kitchen With Appliances
- Luxurious Bathrooms Inc. Ensuite
- Gardens To The Front And Rear
- Allocated Car Parking Spaces
- Accommodation Over Three Storeys

A well designed three bedroom semi-detached new build home constructed with craftsmanship of the highest calibre offering modern living over three storeys with luxurious fixtures and fittings throughout, fully customised.

An exciting opportunity to acquire one of two semi-detached family homes, carefully constructed with 21st century living in mind. Each plot is fully equipped with high specification kitchen and bathroom designs, along with custom flooring, tiling, and paint colour scheme.

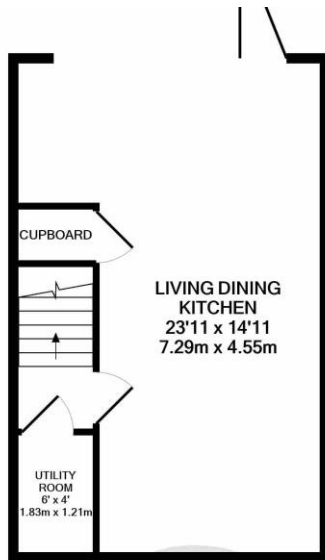
The ample accommodation is arranged over three storeys, each room well-proportioned with an abundance of natural light, with the lower ground floor comprising a stunning open plan living dining kitchen with bifolding doors along the width of the property opening onto the rear garden and separate utility room. The kitchen has Howdens contemporary units worksurfaces which encompass an oven, hob with extractor, and integrated microwave, dishwasher, and fridge freezer.

An additional flexible reception room, a double bedroom with ample space for freestanding bedroom furniture, and a stylish WC are found to the ground floor. The first floor boasts two further generous bedrooms with the master bedroom featuring a contemporary shower room with luxurious sanitaryware by Pochins. A customisable three piece family bathroom with shower over bath, wash hand basin, and WC completes these homes.

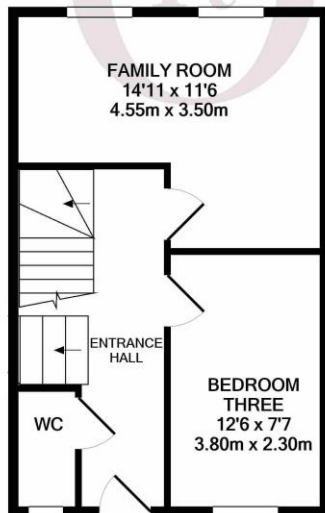
The property will have off road parking for vehicles with a path leading to the front door. The front garden will be laid to lawn, providing greenery through the seasons. The good sized rear garden boasts a slabbed patio area, ideal for dining and entertaining, leading to the manicured lawn. Timber fencing provides privacy and defines the property's boundaries.



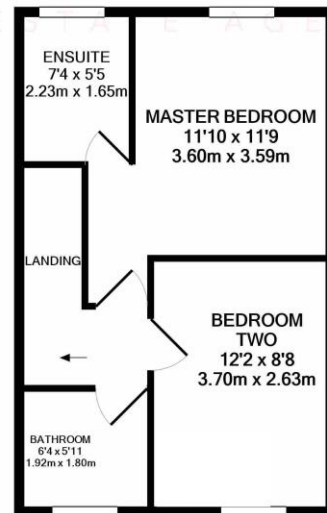




LOWER GROUND FLOOR
APPROX. FLOOR AREA 357 SQ.FT.
(33.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA 358 SQ.FT.
(33.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 358 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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