



12 Performance Way

, Melton Mowbray, LE13 1FA

£1,800 Per Month



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available NOW!!

A beautifully refurbished four-bedroom detached family home, finished to a high standard throughout and offering spacious, modern accommodation in a popular residential location. Benefiting from a contemporary kitchen/dining room, generous reception space, landscaped rear garden, garage and driveway parking, this impressive property is ideally suited to professional families seeking a quality home with excellent access to local amenities, schools and transport links. Early viewing is highly recommended.



Unfurnished Accommodation: Entrance hall, lounge, kitchen/dining room, utility area, cloakroom/WC, first floor landing, four bedrooms, bathroom, enclosed rear garden, driveway and garage. Energy Rating B. Council Tax Band E.

A refurbished four bedroom detached family home situated on Performance Way in Melton Mowbray. The property has been improved throughout and offers well presented accommodation with modern finishes, neutral decoration and a practical layout suited to family living.

The ground floor includes a spacious entrance hall, good size lounge and an open plan kitchen/dining area with modern grey units, wood-effect work surfaces and direct access to the rear garden. There is also a useful utility area and cloakroom/WC. To the first floor are four bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, driveway parking and garage. Further benefits include gas radiator heating, double glazing and a clean modern finish throughout.

Situated in a popular residential area of Melton Mowbray, the property is well placed for local schools, shops, amenities and road links.

Kitchen

Utility Room

Lounge

Cloakroom

Bedroom 1

Shower Ensuite

Bedroom 2

Bedroom 3

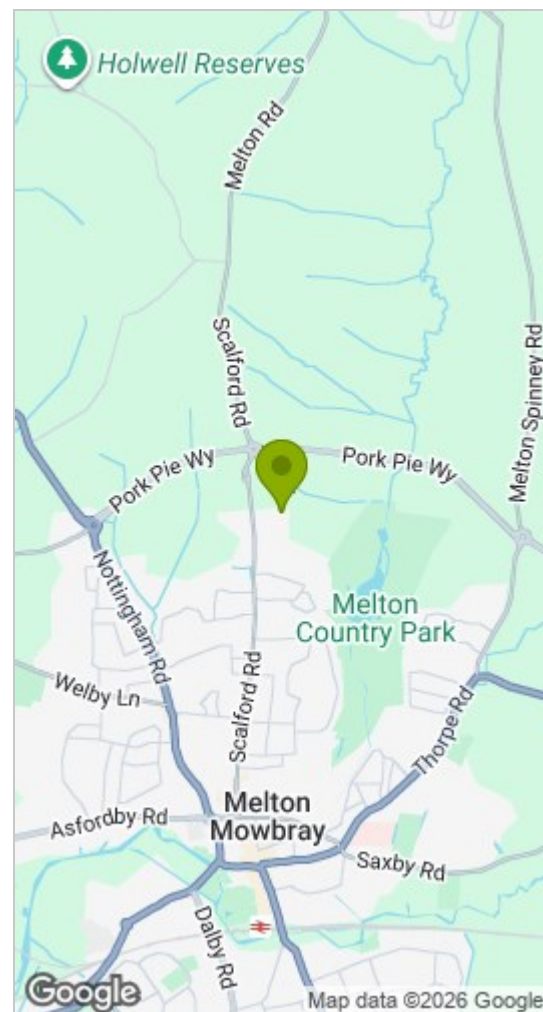
Bedroom 4

Family bathroom


Garage

Rear Garden

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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 & Wales		EU Directive 2002/91/EC 	

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