



## Elgin Drive Melton Mowbray, LE13 1TF

This beautifully refurbished three-bedroom family home is situated in a quiet residential area near the heart of Melton Mowbray. Featuring a spacious kitchen, separate utility room, a landscaped patio and garden and off street parking the property has been fully renovated within the last two years to offer a stylish and modern living space.

£1,300 Per Calendar Month

# Elgin Drive

Melton Mowbray, LE13 1TF



- Great Location
- 2 Reception Rooms
- Integral Store Room (Former Garage)
- Modern Kitchen
- Bathroom and Downstairs Cloak
- Landscaped Rear Garden with Generous Patio
- Kitchen and Separate Utility
- 3 Good Sized Bedrooms
- Please see key facts for Tenants for material information disclosures

## Entrance Hall

7'10 x 11'11 (2.39m x 3.63m)

## Living Room

13'3 x 13'6 (4.04m x 4.11m)

## Dining Room

8'11 x 9'7 (2.72m x 2.92m)

## Kitchen

9'1 x 8'10 (2.77m x 2.69m)

## Utility Room

10'3 x 6'9 (3.12m x 2.06m)

## WC

## Store Room

7'11 x 7'6 (2.41m x 2.29m)

## First Floor Landing

## Bedroom 1

12'3 x 10'7 (3.73m x 3.23m)

## Bedroom 2

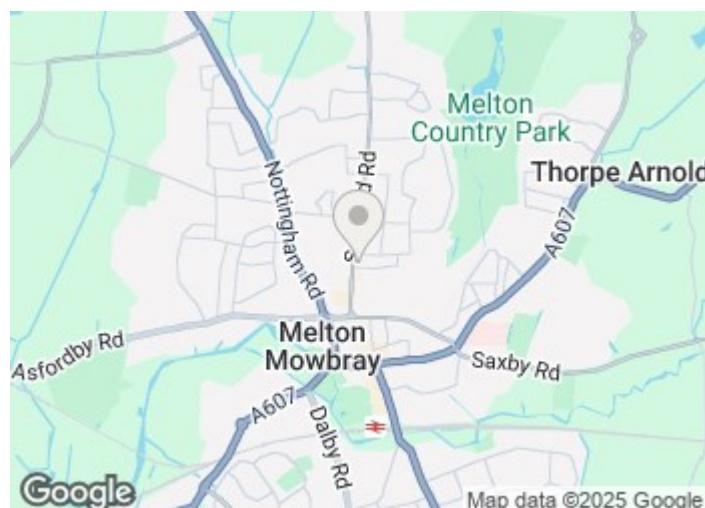
10'4 x 9'10 (3.15m x 3.00m)

## Bedroom 3

9'5 x 7'5 max (2.87m x 2.26m max)

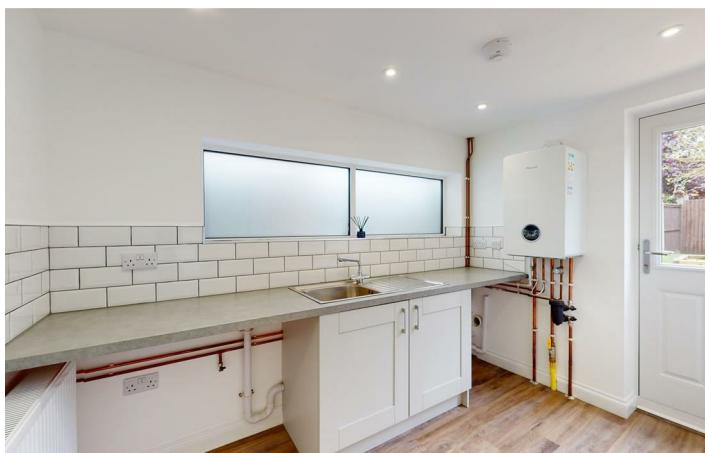
## Family Bathroom

8'1 x 6'2 (2.46m x 1.88m)

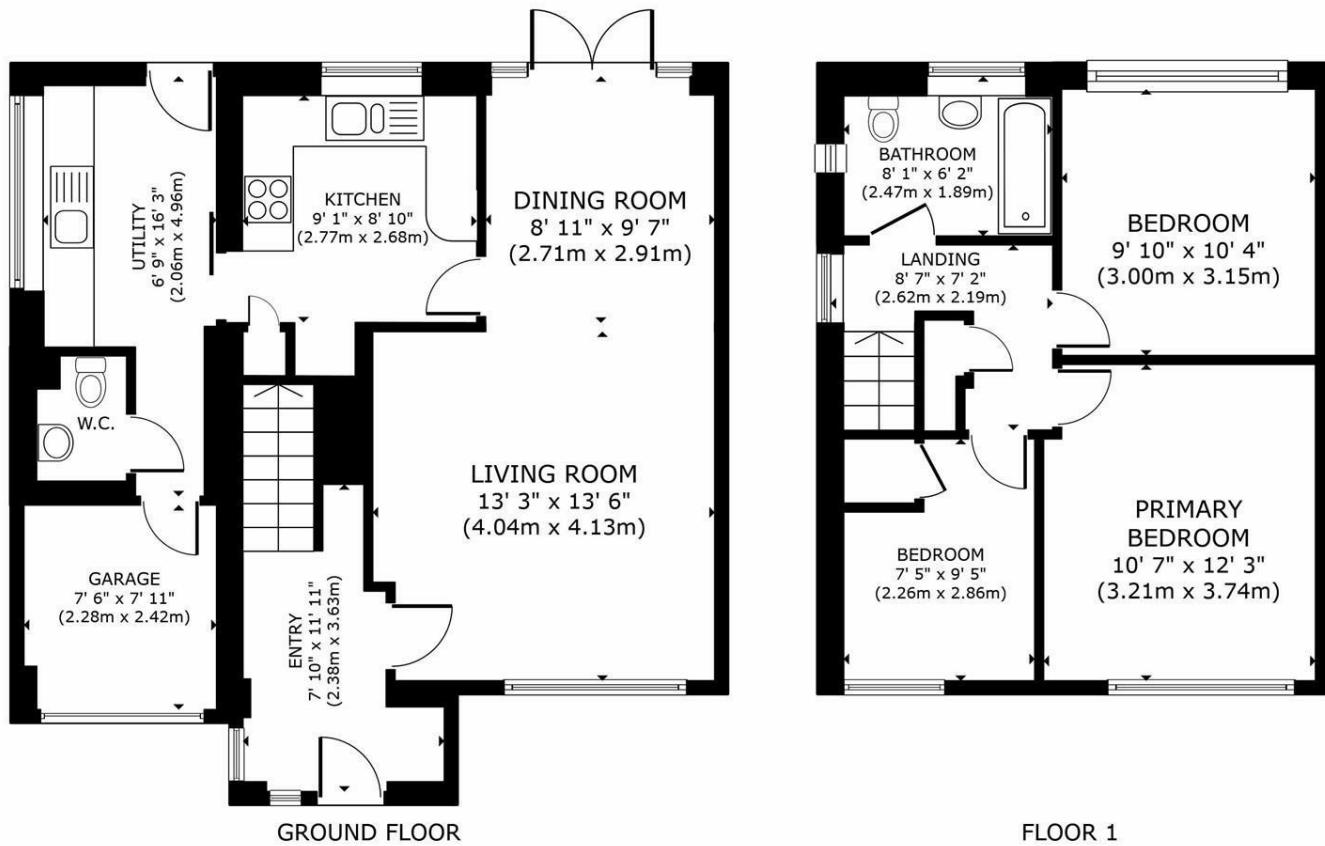


## Directions

Please use Postcode LE13 1TF for Sat Nav guidance - please note there is no on street parking on Elgin Drive during Tuesday Daytime



## Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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