



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

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- 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

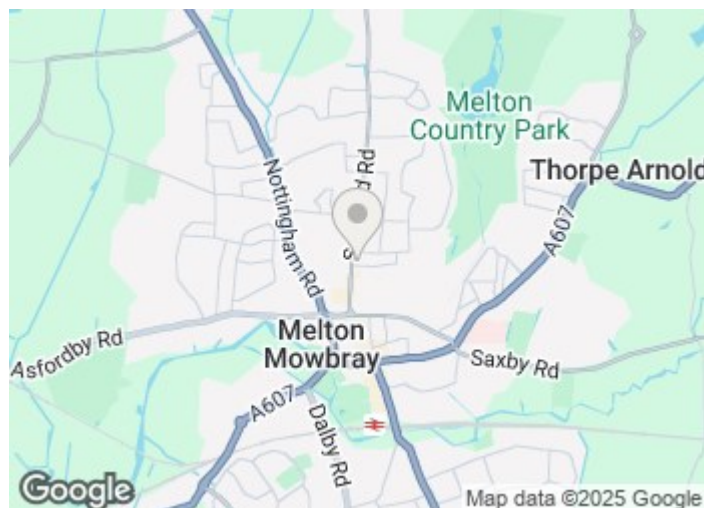
10'4 x 9'10 (3.15m x 3.00m)

Bedroom 3

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

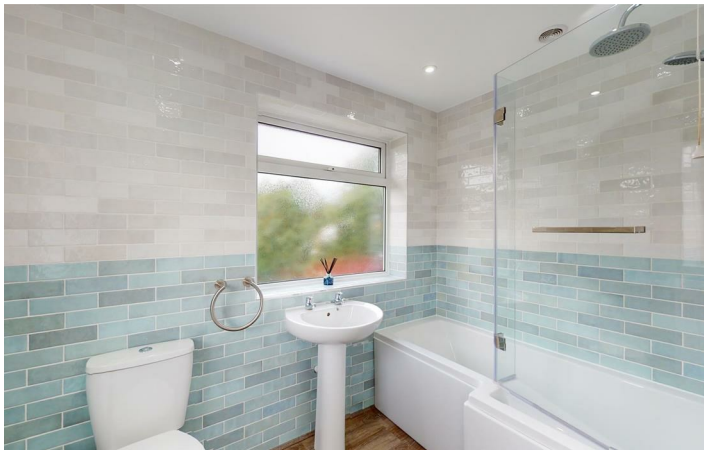
Family Bathroom

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

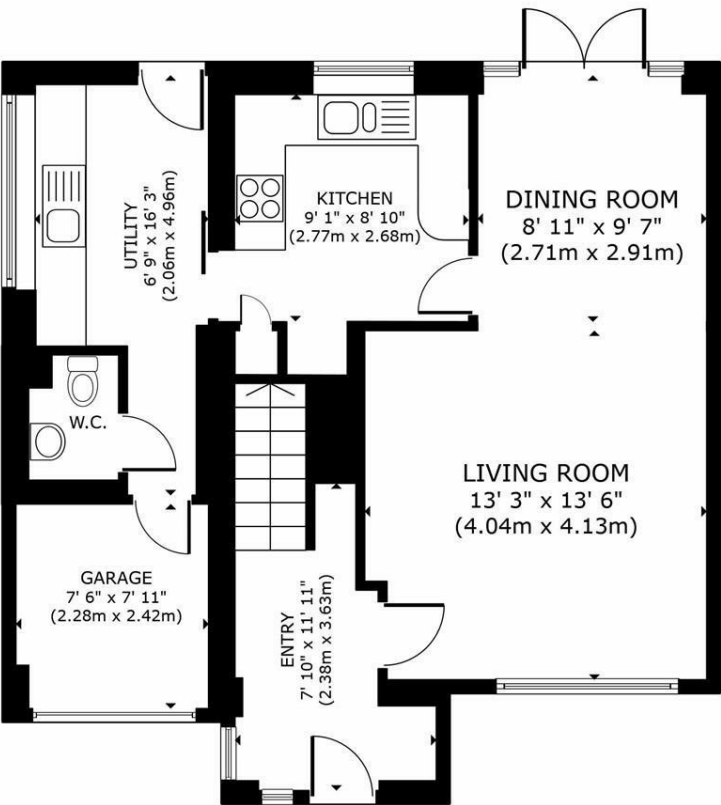


Directions

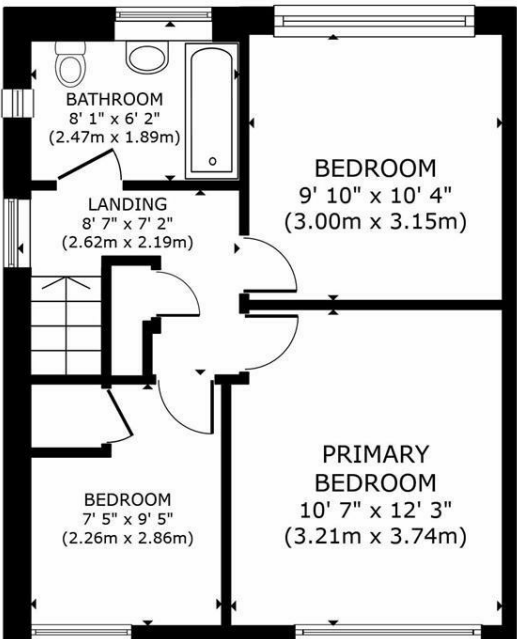
Please use Postcode LE13 1TF for Sat Nav guidance - please note there is no on street parking on Elgin Drive during Tuesday Daytime



Floor Plan



GROUND FLOOR



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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