



**MELODY DRIVE,
SILEBY, LE12 7UU**

**£230,000
FREEHOLD**

Immaculate town house set in small modern development of this very popular village benefitting from garage and off street parking, together with two ensuite bedrooms. Situated in close proximity to a range of amenities including nearby schools, supermarkets, leisure facilities, pubs and restaurants. The transport links for commuters are excellent heading into and out of town by road and rail, either by car or regularly serviced train and bus routes.

EDWARDS
SALES AND LETTINGS

MELODY DRIVE

Beautifully presented | Spacious lounge/diner | 2
Ensuite bedrooms | Garage and off street parking
| Low maintenance garden | Modern kitchen and
bathrooms | Energy efficient modern home |
Lovely outlook on to park | Council Tax band B |

EPC rating tbc



PROPERTY SUMMARY

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FULL DETAILS

A versatile and very practical home, well equipped for modern living and would suit either family or professional sharing couple in equal measure. The property comprises of entrance hall with downstairs WC, useful storage cupboard for coats and shoes, fully fitted white shaker style kitchen with electric oven, gas hob, and spaces for both washing machine and fridge/freezer. Spacious Lounge/Diner with single French door onto the decked patio area and lovely low maintenance garden with shed.

Upstairs has 2 double bedrooms both with ensembles. Bedroom one has ample space to add built in wardrobes and is equipped with ensuite bathroom. Bedroom two has contemporary built in wardrobes installed with ensuite shower room. There is a large airing cupboard on the landing for extra storage. A single garage and off road parking is located at the rear of the property. Opposite the property is a well maintained children's park and mature planted surroundings, making for a very pretty outlook.

ENTRANCE HALL

KITCHEN

9' 11" x 6' 2" (3.02m x 1.88m)

LOUNGE/DINER

18' 11" x 12' 7" (5.77m x 3.84m)

WC

BEDROOM ONE

12' 7" x 8' 5" (3.84m x 2.57m)

ENSUITE BATHROOM

BEDROOM TWO

9' 9" x 9' 5" (2.97m x 2.87m)

ENSUITE SHOWER ROOM

GARAGE

17' 2" x 8' 7" (5.23m x 2.62m)

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

MELODY DRIVE







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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

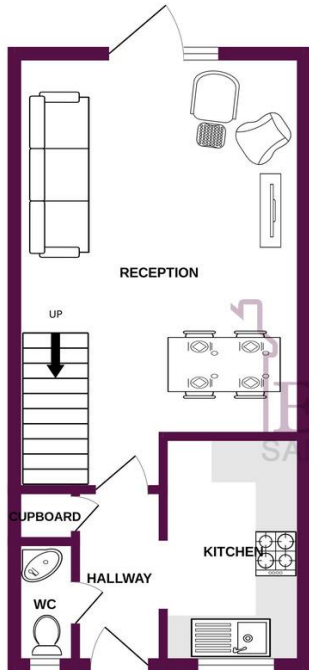
Council Tax – Band B

Viewings – By Appointment Only

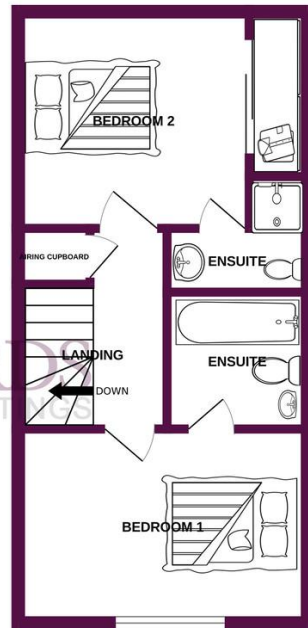
Tenure – Freehold



GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA - 667 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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