

### Langdale Grange, Melton Mowbray

Set within a high specification, Solus Homes development in Melton Mowbray. This newly built, premium ground-floor apartment will soon be available for occupation. Comes with a double-bedroom, large bathroom, spacious kitchen/living area, furnished to a high spec, underfloor heating throughout & two allocated parking spaces. Photos included are of actual property. Virtual tour available.

#### Lounge / Diner 6.9m (22'8) x 3.99m (13'1)

Contemporary living area that is open plan to the kitchen and runs the full depth of the apartment. This spacious room benefits from underfloor heating. High spec furniture included.

#### Kitchen 3.99m (13'1) x 2m (6'7)

A contemporary kitchen in charcoal with matching worktop and brick-bond tiling. Hidden away behind the smart cabinets there are all the integrated appliances including a fridge-freezer, fan assisted oven, washing machine, easy-clean hob and a dishwasher. Open plan to living area.

#### Bedroom 3.65m (12') x 2.98m (9'9)

An elegant and spacious double bedroom, comes complete with a large built in wardrobe and underfloor heating. High spec furniture included.

#### Bathroom 2.18m (7'2) x 2m (6'7)

This beautiful three-piece bathroom comes complete with a shower over the bath and a heated towel rail. Classic brick-bond tiling completes the look.

#### **Parking**

Two allocated bays within the property boundary with further visitor spaces available.

#### **Underfloor Heating**

Gas-fired central, underfloor heating.

#### Glazina

Modern, good quality, uPVC double glazing.

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Lounge / Diner



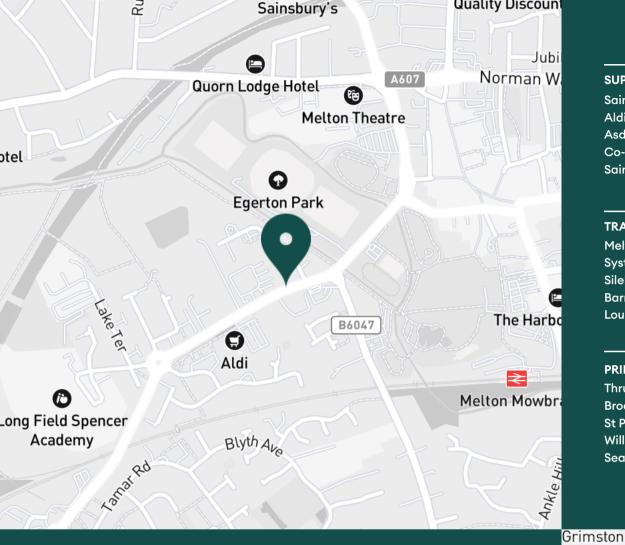
Lounge / Diner



Lounge / Diner



Lounge / Diner



SUPERMARKETS		GYMS		
Sainsburys Melton	0.6 mi	Waterfield Leisure Pool	0.3 mi 1.0 mi 10.5 mi 12.0 mi	
Aldi Syston	9.7 mi	Bodyworx Gym & Fitness		
Asda Thurmaston	12.2 mi	Fosse Fitness 365		
Co-op Food Barrow Upon Soar	13.2 mi	Total Fitness Centre		
Sainsburys Melton Rd	13.4 mi	Physfit Gyms		
TRAIN STATIONS		NURSERY SCHOOLS		
Melton Mowbray	1.3 mi	The Laurels	8.8 mi	
Syston	10.0 mi	Leicester Montessori Day N	9.9 mi	
Sileby	12.1 mi	Broad Street Playgroup 10.1 r Ratcliffe College NS 11.3 r		
Barrow upon Soar	12.8 mi			
Loughborough	14.9 mi	Sileby Day Nursery	11.5 mi	
PRIMARY SCHOOLS		HIGH SCHOOLS		
Thrussington CE Sch	8.1 mi	Ratcliffe College	11.3 mi	
Broomfield County PS	9.0 mi	The Roundhill Academy	12.0 mi	
St Peter & St Paul CE Academy	9.7 mi	Humphrey Perkins High Sch	13.5 mi	
Willoughby PS	10.1 mi	Rushey Mead Academy	13.8 mi	
Seagrave Village PS	10.4 mi	Limehurst Academy	15.2 mi	

## Discover Melton Mowbray

Melton Mowbray

A607

**Burton Lazars** 





Bedroom



Bedroom



**Apartment Entrance** 



Bedroom



Bathroom



Langdale Grange



Bedroom



Hallway



Langdale Grange



Langdale Grange



Langdale Grange



Langdale Grange

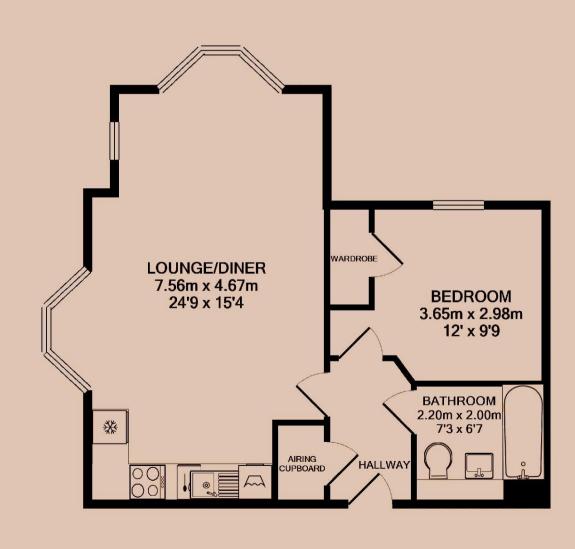


Langdale Grange

Comes	Bedrooms	Receptions	Bathrooms	Parking
Furnished	1	1	1	Allocated
Deposit	EPC	Council Tax Band	ID	Updated
£980	83   B	В	#8447	26/11/2024
	Furnished  Deposit	Furnished 1  Deposit EPC	Furnished 1 1  Deposit EPC Council Tax Band	Furnished 1 1 1 1  Deposit EPC Council Tax Band ID



Postcode LE13 0DA



# Have a property like this? Let's work together.

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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