



34 Wymondham Way, Melton Mowbray, LE13 1HX

£210,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**34 Wymondham Way
Melton Mowbray
LE13 1HX**

Wymondham Way is situated in a friendly neighbourhood, close to local amenities and schools, making it a perfect choice for families. With its blend of space, comfort, and practicality, this semi-detached house is a wonderful opportunity for anyone looking to settle in the heart of Melton Mowbray. Don't miss the chance to make this lovely property your new home.



Lounge/Dining Room



Kitchen

Description

A superb opportunity awaits on Wymondham Way, Melton Mowbray. This spacious, three-bedroom semi-detached family residence is a perfect blank canvas for those looking to place their own stamp on a property. While decorative updating is required throughout, the home offers generous room sizes, a popular layout including a fantastic conservatory, and the immense advantage of being offered with No Chain, ensuring a potentially fast and stress-free purchase process. With a large Lounge/Dining Room, an integral garage, and a desirable location close to local amenities, this property is poised to become a magnificent family haven once modernised.

The ground floor is centred around the expansive Lounge/Dining Room, providing a great space for both relaxation and entertaining, complete with a feature fireplace. This room flows directly into the Kitchen, which currently offers ample storage and worktop space, ready for a modern transformation. A major asset to the property is the bright and airy Conservatory, providing invaluable additional living or dining space overlooking the rear garden. The ground floor is completed by the integral Garage, offering superb storage or potential for conversion (subject to planning).

To the first floor, a central landing gives access to three well-proportioned Bedrooms. The Main Bedroom is a generous double, while the second and third bedrooms offer flexible space for children, guests, or a dedicated home office. The Family Bathroom currently features a classic three-piece suite and is perfectly functional, yet ripe for stylish upgrading.

The property benefits from off-road parking leading to the integral garage at the front. The rear garden is private, mostly laid to lawn with a paved patio area, offering excellent potential for landscaping and outdoor enjoyment. The location on Wymondham Way provides easy access to local schools, shops, and transport links.

This is a chance to acquire a brilliant family home in a great location and tailor every detail to your personal taste. Early viewing is highly recommended to appreciate the scope of this opportunity.



Conservatory



Bedroom



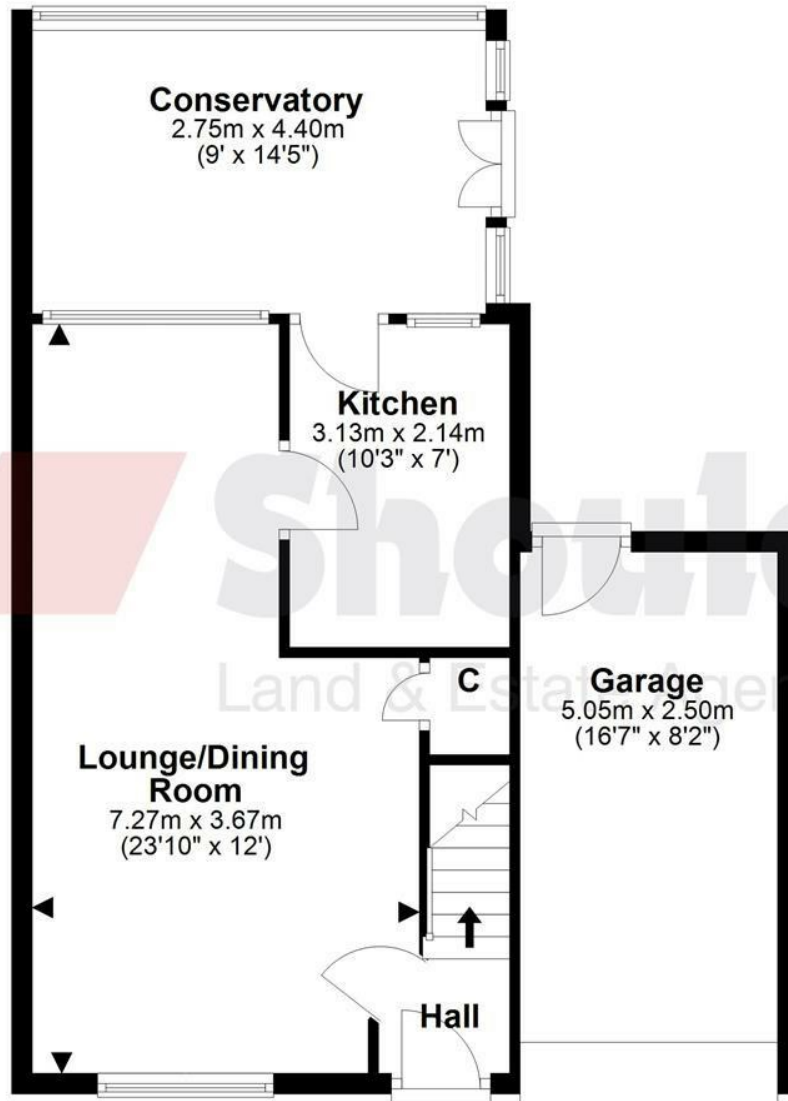
Bedroom



Bathroom

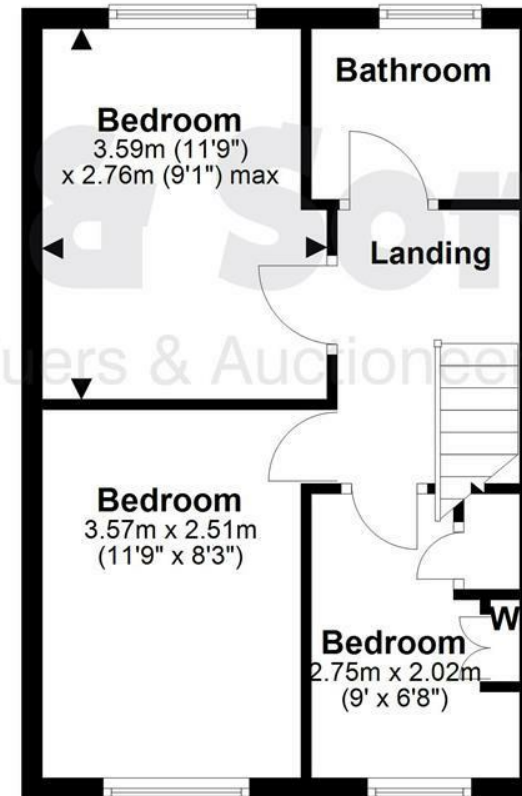
Ground Floor

Approx. 59.3 sq. metres (638.1 sq. feet)

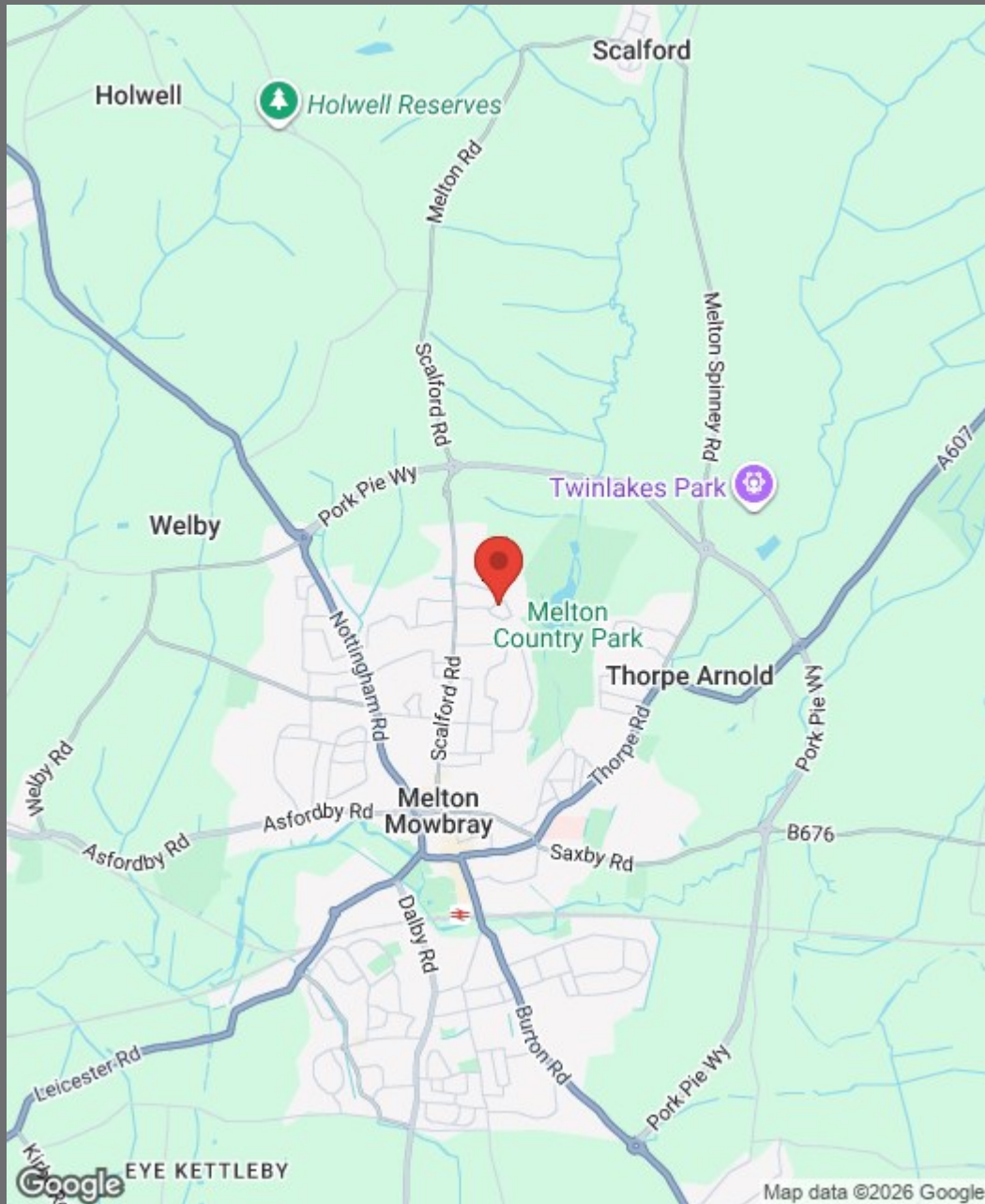


First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



Garden

- **No Chain Sale:** Ready for a fast and hassle-free transaction
- **Fantastic Potential:** A true blank canvas awaiting full decorative upgrade
- **Three Bedrooms:** Ideal configuration for a growing family
- **Integral Garage:** Excellent storage, parking, or conversion potential
- **Spacious Lounge/Diner:** Generous, extended living space across the ground floor
- **Bright Conservatory:** Invaluable additional reception room overlooking the garden
- **Excellent Location:** Situated on the sought-after Wymondham Way in Melton Mowbray
- **Off-Road Parking:** Dedicated parking space plus the garage access
- **Private Rear Garden:** Ready to be landscaped into a perfect outdoor retreat
- **Investment Opportunity:** Perfect for owner-occupiers seeking value or landlords



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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181


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