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Well presented three bed semi detached property situated in the small village of Saxelby.

- Semi-Detached Property
- Village Location
- Three Bedrooms
- Master Bedroom With Ensuite
- Ground Floor Shower Room
- Enclosed Rear Garden
- Off Road Parking For Multiple Cars
- Oil Heating

Main Street, Saxelby, LE14 3PQ

Well presented three bed semi detached property situated in the small village of Saxelby. The village lies about three miles to the north-west of Melton Mowbray and is situated on the southern slope of the ridge that makes up the southern boundary of the Vale of Belvoir.

The property benefits from an exceptionally large corner plot with potential to extend STPP.

Ground floor comprises ; Good size entrance hall, laundry cupboard, living room with multifuel burner, dining room, kitchen and downstairs shower room.

First floor comprises; Master bedroom with ensuite shower room, family bathroom with bath and separate shower and two further bedrooms

The rear garden is mainly laid to lawn with a patio area for outside entertaining surrounded by trees and shrubs sloping down to a stream which is fenced off from the main garden.

Access to the property is via a five bar wooden gate with large driveway providing ample off road parking and access to the oil tank / bin storage.

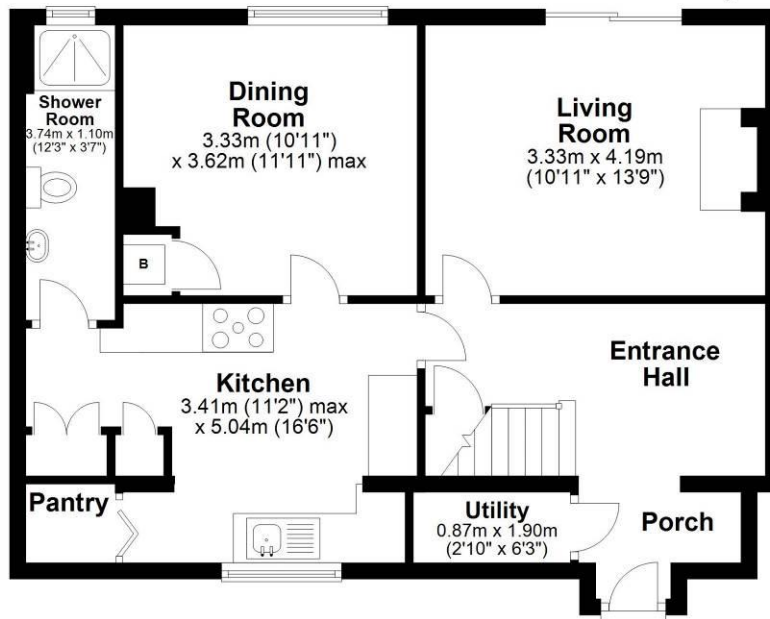
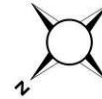




For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

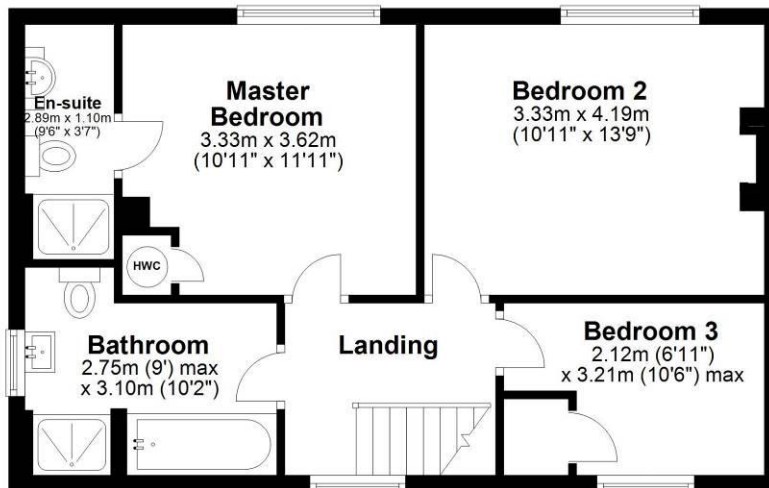
Ground Floor

Approx. 60.5 sq. metres (651.0 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



Total area: approx. 111.5 sq. metres (1200.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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