



Lancers Drive, Melton Mowbray  
Offers Over £425,000









This stunning five-bedroom, three storey property sits on an enviable plot and offers over 1500 square feet of accommodation. Externally there is parking for numerous vehicles and a double garage.

Located on a quiet cul-de-sac, on the North side of Melton Mowbray and within a short walk of open countryside, this property offers a super family home with a high-end finish.

The property has been configured to provide an entrance hall, a living room with a feature bay window, a generous kitchen/diner with a range cooker, a Belfast sink and a range of integrated appliances and French doors to the patio with newly laid composite decking and the southwest facing garden beyond. The ground floor also benefits from a cloakroom.

The first floor offers three bedrooms - one of which is currently used as an office, two further double bedrooms and a family bathroom. The second floor features two double bedrooms, both offering an en suite bathroom.

Outside is a good sized garden which is mainly laid to lawn, with flower beds and two patio areas, a double garage and gated driveway parking for several vehicles.

The current owners have lovingly refurbished the property to an exceptional standard of late replacing the garage door, new internal doors, a new bathroom and ensuite, decoration and carpets throughout, plantation shutters and a decked area in the garden.

Tenure: Freehold  
All mains services  
Council Tax Band: D







LIVING ROOM 3.76m x 2.92m (12'4" x 9'7")

KITCHEN/DINER 2.82m x 6.01m (9'3" x 19'9")

WC

BEDROOM ONE 3.39m x 3.93m (11'1" x 12'11")

ENSUITE

BEDROOM TWO 3.06m x 3.83m (10'1" x 12'7")

ENSUITE

BEDROOM THREE 3.63m x 2.89m (11'11" x 9'9")

BEDROOM FOUR 3.07m x 4.62m (10'1" x 15'2")

BEDROOM FIVE 1.60m x 3.02m (5'3" x 9'11")

BATHROOM



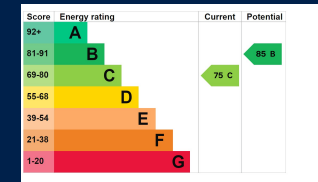




# Lancers Drive, Melton Mowbray



This stunning five-bedroom, three storey property sits on an enviable plot and offers over 1200 square feet of accommodation. Externally there is parking for numerous vehicles and a double garage.



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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