



Austen Drive, Melton
£500,000





This beautifully presented four-bedroom detached home, built by Davidson Homes and still within its NHBC warranty, sits on the sought-after Waterford Heights development to the north side of Melton Mowbray. Positioned next to open green space, it offers an ideal balance of modern comfort, high-quality finish, and family-friendly living.

Step inside the welcoming entrance hall, where a calm, neutral décor and practical flooring set the tone for the rest of the home. Double doors open into a generous living room, creating an inviting space to unwind or entertain. A dedicated study provides the perfect spot for home working or quiet focus, and a ground-floor cloakroom adds to the everyday convenience.

To the rear, the home opens into a stunning open-plan kitchen, dining and family area – the heart of the home and perfect for modern family life. Bathed in natural light from three sets of French doors, this space seamlessly connects to the beautifully landscaped rear garden. The kitchen is both stylish and functional, with sleek cabinetry, contemporary work surfaces and excellent storage, while a separate utility room with external access offers the perfect place to drop muddy boots or unload after a walk in the nearby countryside.

Upstairs, the generous landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from a private en suite and walk-in dressing area, while the remaining bedrooms are spacious and light, served by a beautifully finished family bathroom with both bath and separate shower.





Outside, the home enjoys an enclosed rear garden designed for both relaxation and entertaining, featuring a patio area, a lawn with mature borders and a private decked seating area complete with bar. To the front, a double driveway provides ample off-road parking and leads to a detached double garage with power and lighting.

Finished to a high standard throughout, this property offers turnkey living in one of Melton Mowbray's most desirable residential developments – perfectly suited to families and professionals alike.

There is a management charge of £220 per year for the maintenance of communal green areas.

Tenure: Freehold

All mains' services

Council Tax Band: F

EPC Rating: B

Management Fee Payable: c. £220 per annum

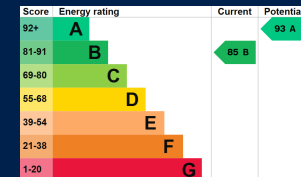




Austen Drive, Melton Mowbray



Immaculately presented four-bedroom detached home on Melton Mowbray's sought-after north side. Set on the Waterford Heights development, it offers spacious living areas, landscaped garden, double garage, and a high-quality finish throughout — perfect for modern family life.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



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