

Oaklands Melton Road, Ab Kettleby, Melton Mowbray, LE14 3JA
Offers in excess of £750,000
Council Tax Band: New Build

H&H
BESPOKE



WE ARE EXCITED TO INVITE YOU TO THE LAUNCH EVENT ON FRIDAY 5TH JULY, 4.30PM-6.30PM (NO APPOINTMENT NECESSARY)

Nestled in the charming village of Ab Kettleby, Melton Mowbray, this stunning newly built property on Melton Road is a true gem waiting to be discovered. Boasting a spacious 3,103 sq ft of living space, this detached house offers a perfect blend of modern luxury and countryside tranquillity.

As you step inside, you are greeted by three elegant reception rooms, ideal for entertaining guests or simply unwinding after a long day. With five generously sized bedrooms and three bathrooms, there is ample space for the whole family to relax and rejuvenate.

The heart of this home is undoubtedly the luxury kitchen, complete with a stylish kitchen island and exquisite quartz worktops. Imagine preparing delicious meals while enjoying the panoramic views of the



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	