9b, Field Fare Melton Road, Ab Kettleby, Melton Mowbray, LE14 3JA Offers over £610,000

Council Tax Band: New Build

















Nestled in the picturesque village of Ab Kettleby, Melton Mowbray, this stunning newly built detached house on Melton Road is a true gem waiting to be discovered.

As you step inside, you are greeted by three spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With five bedrooms and three modern bathrooms, there is ample space for the whole family to enjoy.

This turnkey home spans an impressive 3,103 sq ft of contemporary living space, offering a perfect blend of style and comfort. Built in 2023, it is equipped with underfloor heating, ensuring warmth and cosiness throughout.

One of the highlights of this property is the breathtaking Master Suite, complete with a dressing room and an en-suite bathroom featuring a luxurious bath for you to unwind after a long day. The galleried landing

Melton Road, Ab Kettleby, Melton Mowbray, LE14 Approximate Area = 2703 sq ft / 259.8 sq m Garage = 400 sq ft / 37.2 sq m Total = 3103 sq ft / 288.3 sq m For identification only - Not to scale Bedroom 4 10°2 (3.10) max x 8°7 (2.62) max Bedroom 5 9'7 (2.92) x 8'1 (2.46) Bedroom 2 13'8 (4.17) Dressing Bedroom 1 18'11 (5.77) x 12'11 (3.94) Room 16'1 (4.90) Bedroom 3 13'8 (4.17) x 9'3 (2.82) FIRST FLOOR Kitchen 19'4 (5.89) x 18'10 (5.74) Dining Room 15'4 (4.67) x 9'10 (3.00) Utility 12'7 (3.84) x 6'8 (2.03) Entrance Hall 18'11 (5.77) Sitting Room 18'11 (5.77) x 12'8 (3.86) x 9'3 (2.82) Study 12'7 (3.84) x 11'9 (3.58)



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

□ nichecom 2024.
Produced for House and Home Bespoke. REF: 1146583



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