



ALDERMAN ROAD, MELTON MOWBRAY

Asking Price Of £420,000

Four Bedrooms

Freehold



DETACHED HOUSE

GARAGE AND DRIVEWAY

GOOD SIZED GARDEN

GOOD COMMUTER LINKS

CHAIN FREE NEW BUILD

10-YEAR NHBC BUILDMARK POLICY

LOCAL SCHOOLS NEARBY

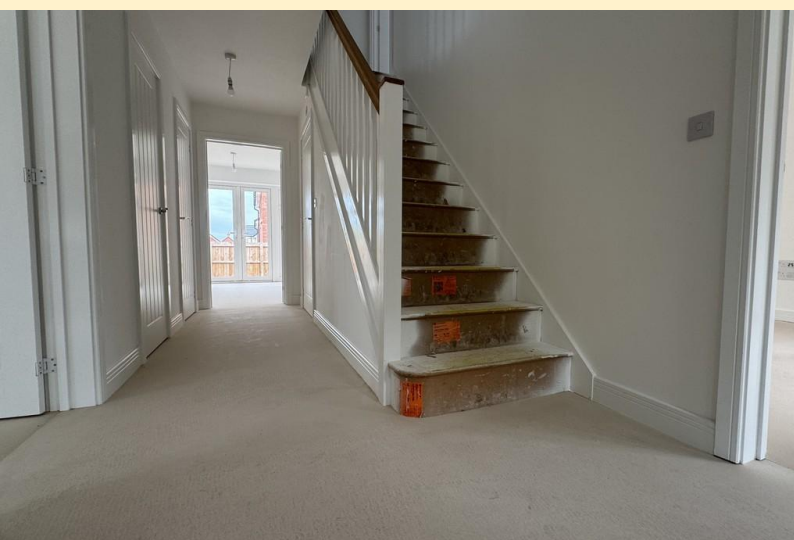
SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND

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The Rose is a newly built, detached four bedroom family home on the new Round house park development to the south side of Melton Mowbray. Within close proximity to local schools and amenities with good commuter links to Leicester, Newark and Loughborough.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, dining room, kitchen, utility room and a family room to the ground floor. Outside the property enjoys a end of road position with ample off road parking, garage and a private rear garden.

ENTRANCE HALL Step into a spacious, light-filled entrance hall where natural light and thoughtful design set the tone. A staircase rises to the first floor, while a neatly tucked-away cloakroom beneath offers everyday convenience.

CLOAKROOM 6' 3" x 2' 11" (1.93m x 0.9m) A neatly appointed cloakroom comprising a low-flush WC and wash hand basin, complemented by a heated towel rail for added comfort and an extractor fan for ventilation.

LOUNGE 20' 8" x 11' 3" (6.31m x 3.45m) A light-filled, dual-aspect lounge offers generous proportions, with French doors inviting the outdoors in and opening directly onto the rear garden, perfect for summer entertaining. A further door leads through to the dining room.

DINING ROOM 11' 6" x 11' 3" (3.52m x 3.45m) A superb dining space designed for both everyday comfort and effortless entertaining, featuring a side window and French doors that open onto the rear patio, perfect for al fresco meals. The open-plan layout flows seamlessly into the kitchen, while a separate door leads to the utility room.

KITCHEN 14' 4" x 8' 11" (4.37m x 2.72m) The kitchen is beautifully appointed with a sleek, contemporary range of wall, base, and drawer units, all topped with striking return granite work surfaces for a seamless finish. An undermount sink with a flexible hose mixer tap adds both style and practicality. Integrated appliances include an eye-level double oven, gas hob, dishwasher, and fridge freezer, streamlining the space for modern living. An open connection to the family room enhances the sense of flow, making it ideal for relaxed entertaining and everyday togetherness.

UTILITY ROOM 6' 3" x 5' 7" (1.91m x 1.71m) The utility room continues the kitchen's sleek aesthetic, with matching cabinetry and return granite work surfaces for a cohesive finish. A wall unit discreetly houses the central heating boiler, while an undermount sink with mixer tap adds practicality. Integrated washing machine, side window, and an external door to the garden complete the space.

FAMILY ROOM 11' 8" x 10' 6" (3.58m x 3.21m) This inviting family room flows effortlessly from the kitchen, offering a cosy retreat bathed in natural light thanks to its dual-aspect windows. Whether it's relaxed evenings or lively weekend gatherings, the space feels bright, connected, and full of possibility.

LANDING Taking the stairs, you arrive at the first-floor landing, a central hub with doors leading off to the principal bedrooms and family bathroom.

BEDROOM ONE 11' 5" x 10' 5" (3.5m x 3.2m) A generous principal bedroom enjoys peaceful rear garden views, creating a serene retreat at the heart of the home. An open connection leads through to a dedicated dressing room and a stylish ensuite shower room, offering both comfort and convenience in one beautifully considered space.

DRESSING ROOM 9' 6" x 6' 6" (2.91m x 2.0m) The dressing room is thoughtfully designed with a full wall of fitted wardrobes, offering ample storage with a sleek finish. There's generous space for a dressing table, making it a perfect spot to start the day or wind down in style. Soft LED lighting adds a contemporary touch and creates a calm, focused atmosphere.

ENSUITE 7' 8" x 6' 2" (2.35m x 1.9m) The ensuite shower room is smartly appointed with a close-coupled, dual-flush WC and a wall mounted wash hand basin, complemented by a heated towel rail for added comfort. A walk-in shower cubicle offers convenience and style, while tiled walls and flooring ensure a sleek, low-maintenance finish. An obscure glazed window provides natural light and privacy in equal measure.

BEDROOM TWO 11' 5" x 10' 10" (3.5m x 3.31m) Another spacious double bedroom enjoys a front-facing window that fills the room with natural light. A door leads through to its own ensuite shower room, offering privacy and convenience, ideal for guests or growing families.

ENSUITE The ensuite shower room is smartly appointed with a close-coupled, dual-flush WC and a wall mounted wash hand basin, complemented by a heated towel rail for added comfort. A walk-in shower cubicle offers convenience and style, while tiled walls and flooring ensure a sleek, low-maintenance finish. An obscure glazed window provides natural light and privacy in equal measure.

BATHROOM 10' 5" x 6' 9" (3.19m x 2.08m) The four-piece family bathroom is thoughtfully appointed with a close-coupled, dual-flush WC and a sleek wall-mounted wash hand basin, complemented by a heated towel rail for added warmth. A walk-in shower cubicle and a separate panel bath offer flexibility for both quick mornings and leisurely evenings. Tiled walls and flooring ensure a clean, contemporary finish, while an obscure glazed window provides natural light with complete privacy.

BEDROOM THREE 11' 5" x 9' 6" (3.5m x 2.91m) A well-proportioned double bedroom enjoys views over the rear garden, offering a peaceful outlook and plenty of natural light.

BEDROOM FOUR 10' 5" x 8' 11" (3.19m x 2.72m) A cosy double bedroom positioned to the front of the home, enjoying natural light through dual aspect windows. Ideal as a guest room, home office.

FRONT ASPECT Tucked away at the end of the road, this home enjoys a wonderfully private setting. A block-paved driveway extends to the side, providing ample parking and direct access to the garage. The front garden is neatly landscaped with a small formal lawn and well-tended shrub beds, while a side gate offers convenient access to the rear garden.

GARAGE A detached, brick-built garage offers secure storage and workspace, featuring an up-and-over door for easy access. With power and lighting connected.

REAR GARDEN The rear garden is beautifully landscaped across two levels. Adjacent to the house, a paved patio area with gravel beds provides a low-maintenance space for outdoor dining or relaxing in the sun. Steps lead down to a formal lawn, ideal for children's play.

SERVICE CHARGE There is a service charge to maintain the communal areas of £97.00 a year. This information was obtained from the builder.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.