



6 Boyd Road, Melton Mowbray, LE13 0RH

£439,995

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



**6 Boyd Road  
Melton Mowbray  
LE13 0RH**

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Nestled on the desirable Boyd Road, this nearly new detached house offers a perfect blend of modern living and comfort. This property represents a fantastic opportunity to acquire a modern home in a sought-after area. With its generous living spaces and practical features, it is sure to appeal to those looking for a comfortable and stylish residence. Do not miss the chance to make this delightful house your new home.







### Description

Nestled on the fringes of Melton Mowbray, this modern detached family home offers a perfect blend of contemporary style, practical design, and quality finishes throughout. Immaculately presented to an exceptional standard, the property opens into a welcoming reception hallway, setting the tone for the space and comfort that continues throughout the home.

The ground floor features a generous living room, ideal for both relaxing evenings and entertaining guests.

To the rear of the property lies a stunning kitchen family room, designed with modern living in mind. This bright and spacious area is fitted with sleek units and integrated appliances, while two sets of French doors seamlessly connect the indoor space with the garden, inviting in natural light and creating a perfect flow for summer gatherings. A separate utility room adds convenience and additional storage, while a study offers the ideal setting for those working from home. A stylish downstairs WC completes the ground floor accommodation.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom is a true retreat, benefiting from fitted wardrobes and a private en-suite shower room. The remaining bedrooms are all tastefully decorated and share access to a contemporary family bathroom.

Outside, the rear garden is fully enclosed, providing a safe and private space for children to play or for outdoor dining and relaxation. It features a patio area, perfect for al fresco entertaining, and a neatly maintained lawn. To the front, a driveway offers off-road parking and leads to the garage, providing ample storage and further practicality.

This superb family home offers a fantastic opportunity to enjoy modern living in a desirable location, with easy access to local amenities, schools, and transport links.





Living Room



Study



Kitchen/Dining Room



Family Room





Bedroom



Bedroom

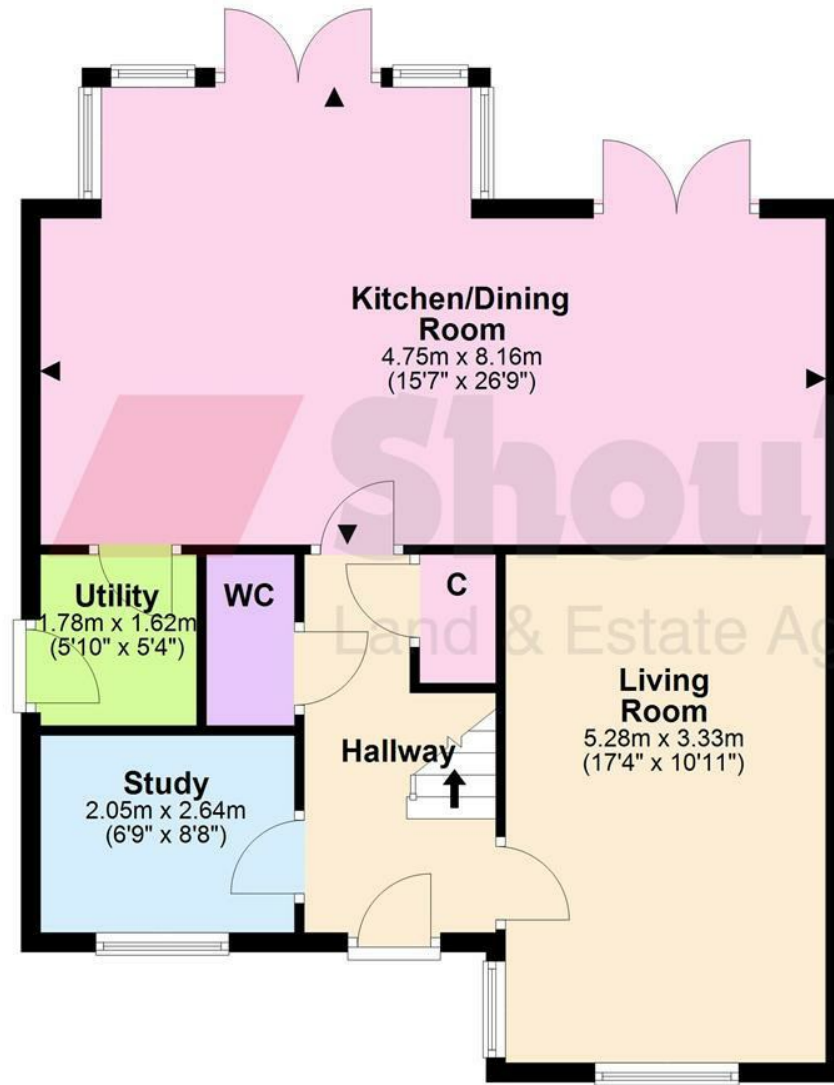


Bedroom

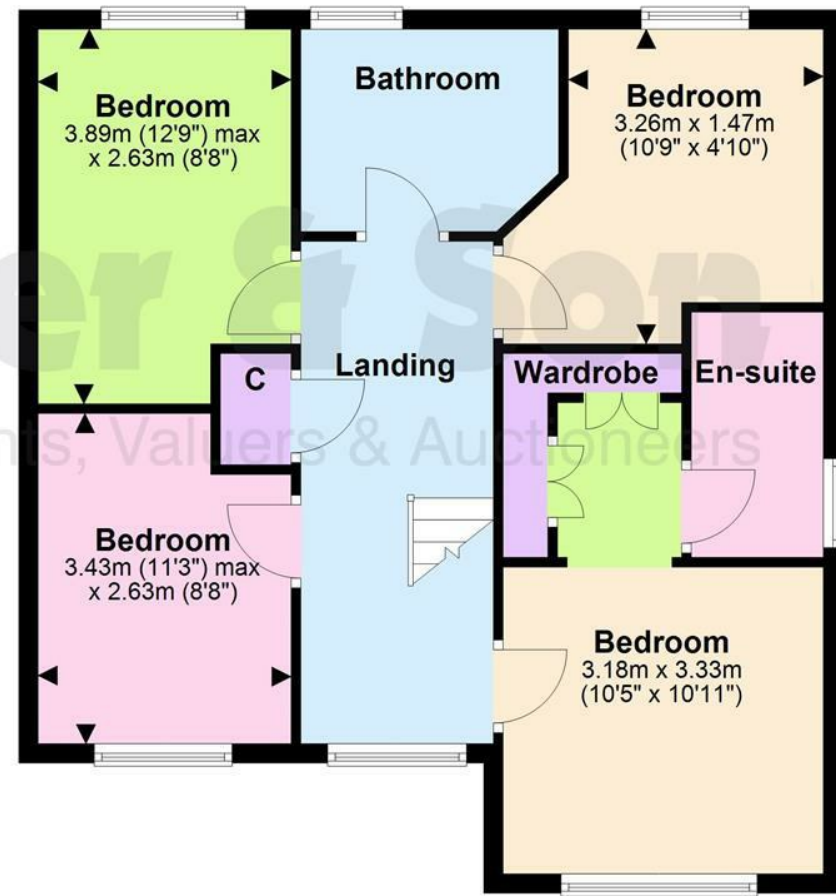


Bedroom

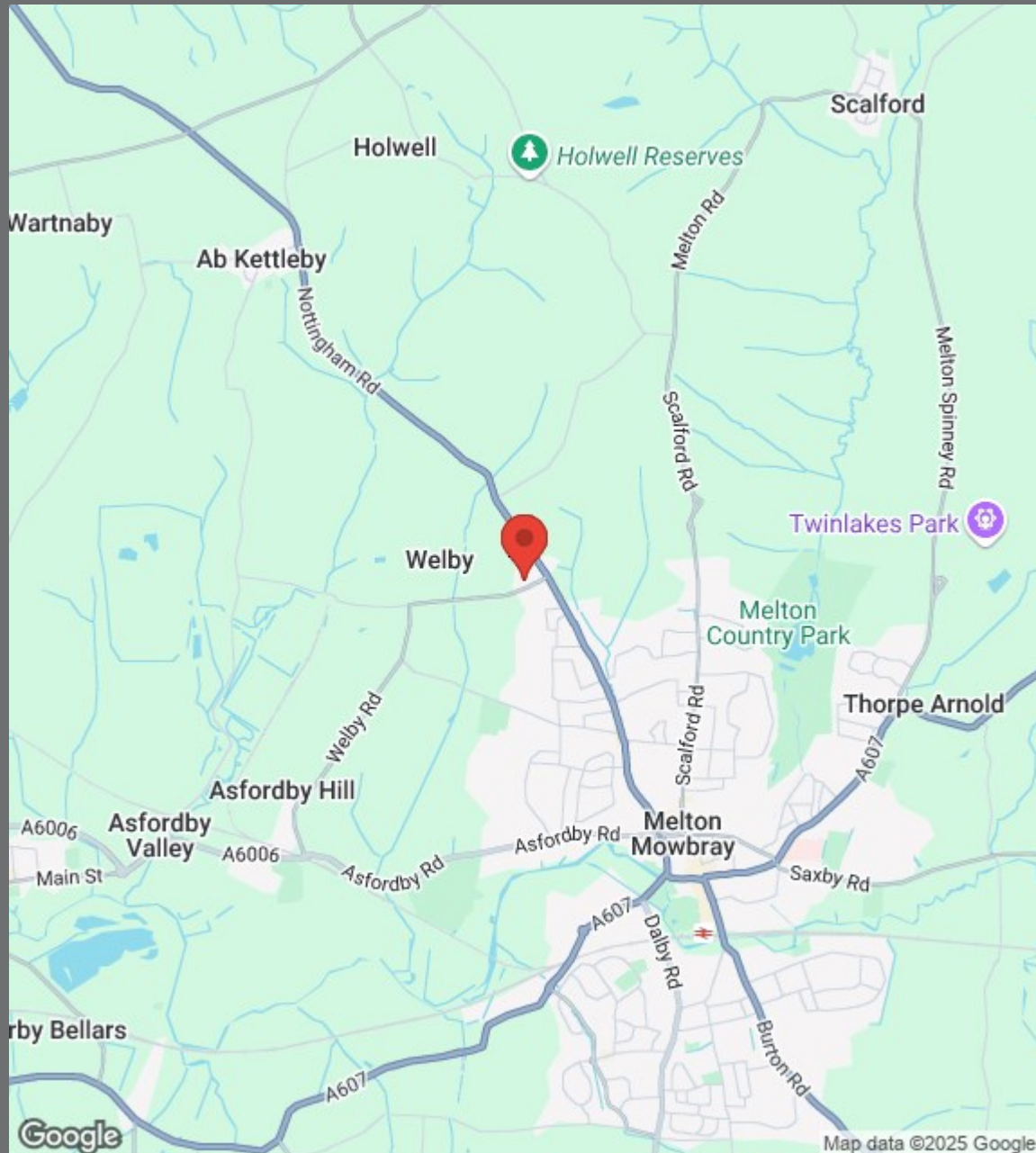
## Ground Floor



## First Floor







- **Modern Family Home**
- **Popular Part of Melton**
- **Four Bedrooms**
- **Living Room**
- **Fitted Kitchen / Family Room**
- **Utility Area**
- **Study**
- **Family Bathroom / En-Suite Shower Room**
- **Enclosed Rear Garden**
- **Driveway Parking & Garage**



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Utility



Bathroom



Garden



Outdoor Seating/Patio





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