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Key Features

- Detached Family Home
- Four Bedrooms
- Cul-de-sac Location
- Three Reception Rooms
- Cloakroom WC
- Family Bathroom
- Close to Melton Country Park
- Garage & Three Parking Spaces
- EPC Rating C
- Freehold

£325,000

A Corner of Calm and Convenience - Your Perfect Family Home Awaits!

Situated in a desirable area close to Melton Country Park is this four-bedroom detached family home.

Nestled on a tranquil cul-de-sac in the heart of Melton Mowbray, this impressive four-bedroom detached home offers the perfect blend of style, space, and serenity. Sitting proudly on a generous corner plot, this property ticks all the boxes for modern family living.

Step inside and be greeted by three versatile reception rooms, ideal for entertaining, working from home, or creating that dream snug. The modern kitchen is sleek, stylish, and ready to handle everything from lazy Sunday breakfasts to bustling dinner parties.

Upstairs, you'll find four well-proportioned bedrooms, giving everyone their own private haven to unwind. The contemporary family bathroom ensures there's no fighting over the morning rush.

Outside, the charm continues. The private rear garden is a suntrap sanctuary, perfect for summer BBQs or quiet evenings with a good book. There's a single garage for your storage needs and driveway parking for at least three cars - no more street parking woes!

Situated just minutes from local amenities and schools, yet tucked away in peaceful surroundings, this is a home that truly has it all.

Don't miss your chance to make this corner-plot gem yours - book a viewing today!

Entrance Hall

Living Room 12'7" x 10'8" (3.8m x 3.3m)

Cloakroom WC

Kitchen/Breakfast Room 12'4" x 11'3" (3.8m x 3.4m)

Dining Area 13'7" x 9'4" (4.1m x 2.8m)

Office/Playroom 12'6" x 7'7" (3.8m x 2.3m)

Stairs & Landing

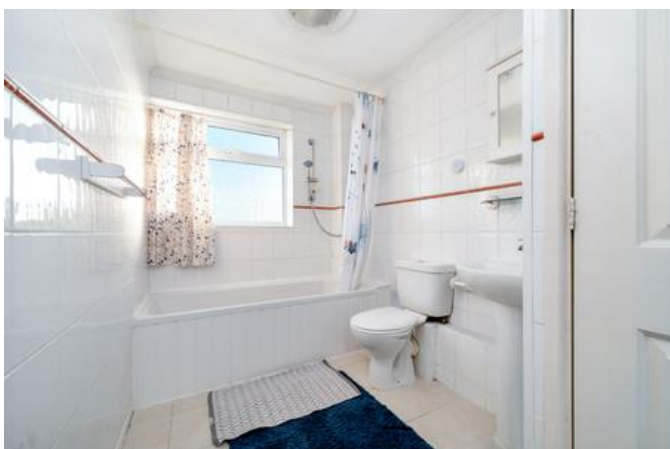Bedroom One 10'9" x 11'7" (3.3m x 3.5m)

Family Bathroom 10'4" x 6'3" (3.1m x 1.9m)

Bedroom Two 11'7" x 10'8" (3.5m x 3.3m)

Bedroom Three 10'4" x 8'5" (3.1m x 2.6m)

Bedroom Four 10'4" x 6'10" (3.1m x 2.1m)

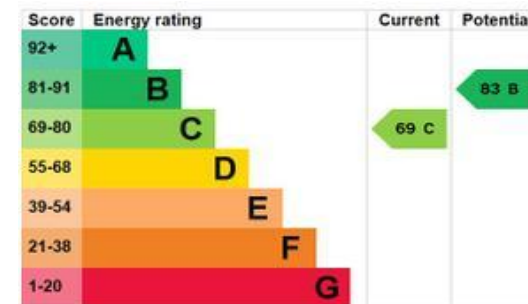Detached Garage 16'8" x 8'2" (5.1m x 2.5m)

GROUND FLOOR

1ST FLOOR

GARAGE

DINING AREA

KITCHEN

WC

HALLWAY

OFFICE

HALLWAY

UP

BEDROOM 3

BEDROOM 4

BATHROOM

LANDING

DOWN

BEDROOM 2

BEDROOM 1

Score	Energy rating		Current	Potential
92+	A			
81-91	B			83 B
69-80	C		69 C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:
Local Authority: Melton Borough Council
Council Tax Band: D

AGENTS NOTE:
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:
Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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NEWTON FALLOWELL