



79 Wymondham Way, Melton Mowbray, LE13 1HP

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Immaculate Detached Family Home
- Four Bedrooms
- Cul-de-sac Location
- Living Room
- Cloakroom WC
- Fitted Breakfast Kitchen
- Bathroom & En-suite Shower
- Adjacent to Melton Country Park
- EPC Rating D
- Freehold

Offers in excess of £400,000





Situated in a quiet cul-de-sac tucked away at the bottom of Wymondham Way adjacent to Melton Country Park is this extremely well-presented detached family home. Occupying a good-sized plot with an attractive block paved frontage, the accommodation comprises in brief, entrance hall, cloakroom WC, living room and breakfast kitchen. On the first floor are four generous sized bedrooms, an en-suite shower room and family bathroom. A particular highlight of the property is the well tended and enclosed rear garden and viewings are highly recommended to appreciate the superb accommodation on offer.

Accessed via the front door into the entrance hall with a window to the side, stairs rising to the first floor and door off to a cloakroom WC having a grey two-piece suite and window to the side aspect. Door leading through to a good-sized living room having a bay window to the front aspect with a fitted blind, and one to the side, a coal effect fire with surround and hearth and TV point.

The modern dining kitchen is a lovely focal point of the property with a window to the rear aspect and French doors opening on to the delightful rear garden. There is space to dine, an array of wall and base units, a peninsular island, roll top work surfaces, integrated eye level microwave & oven, hob, a stainless steel extractor hood above, dishwasher, fridge, sink and drainer, tiled splashbacks and flooring, under-stair cupboard, a courtesy door through to the garage where there is space and plumbing for a washing machine and tumble dryer. There is a side door from the kitchen which leads to the outside passage to the side of the house.





Stairs rising to the first-floor landing with airing cupboard, doors off to four good sized bedrooms, the main bedroom having an en-suite shower room and a family bathroom. Additionally, the loft can be accessed via the main bedroom.

There is a driveway providing off-road parking for four cars leading to an integral garage. Gated access to an enclosed and well tended rear garden, ideal for al fresco dining, with a paved patio, a manicured lawn, garden shed, mature shrubs and trees, a decked seating area and a timber-built garden room with open sides and apex roof, tiled floor and wood burning stove. There is timber panel fencing to the boundaries and a gate giving access to the Country Park at the rear of the property.

Entrance Hall

Cloakroom WC

Living Room 5.14m x 5.38m (16'11" x 17'8")

Dining Kitchen 7.96m x 3.5m (26'1" x 11'6")

Bedroom One 4.83m x 3.25m (15'10" x 10'8")

En-suite Shower Room 2.31m x 1.76m (7'7" x 5'10")

Bedroom Two 3.67m x 3.22m (12'0" x 10'7")

Bedroom Three 4.3m x 2.37m (14'1" x 7'10")

Bedroom Four 3.14m x 3.37m (10'4" x 11'1")

Family Bathroom 2.5m x 2.8m (8'2" x 9'2")







Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Motixplan 12/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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 £62 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.