



## Hamilton Drive, Melton Mowbray

A detached well-presented family home with a long driveway approach and being located on one of the most prestigious roads in Melton. NO CHAIN.

### FEATURES

- Downstairs WC. Separate utility room & shower room
- Five bedrooms, three of which with ensuite shower rooms.
- Good-sized plot with mature enclosed garden.
- Planning permission granted for detached garage.
- Long driveway approach to a detached family home. NO CHAIN.







## ACCOMMODATION

With a long driveway approach and being located on one of the most prestigious roads in Melton within walking distance to the town and train station with train links to London, this substantial detached family home has been extended and refurbished to offer excellent proportioned accommodation.

Accommodation includes entrance porch into spacious entrance hallway with cloakroom, dining room, home office, large sitting room with French doors onto the garden and open plan designer living kitchen with bifold doors opening out onto terrace area, separate utility room and shower room. The first floor offers five well-proportioned bedrooms, three of which benefit from ensuite shower rooms, and a separate family bathroom.

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## EXTERNAL

Situated on a good-sized plot with mature enclosed gardens. There is also planning permission for a garage at the front of the property. The property has been fitted with solar to give low energy running costs and an electric car charger

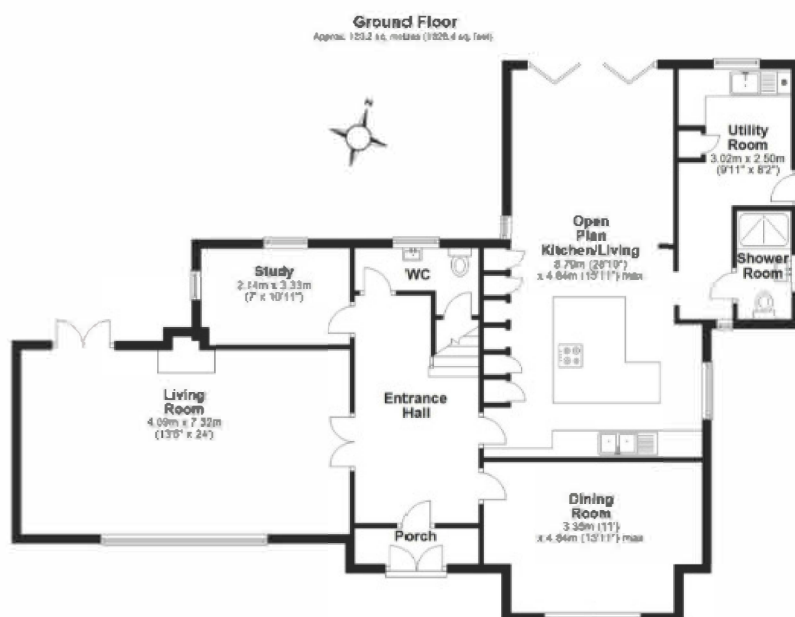
Melton Mowbray is a historic market town in Leicestershire, famed for its pork pies and Stilton cheese. Surrounded by beautiful countryside, it offers a blend of traditional charm and modern amenities, with a lively town centre, good schools, and excellent transport links to Leicester, Nottingham, and beyond.



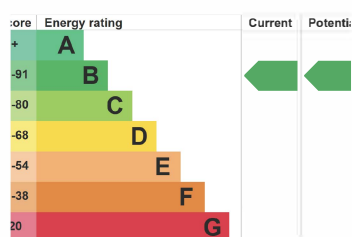
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## EPC RATING



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