



6 Wordsworth Court, Melton Mowbray

Offers Over £500,000

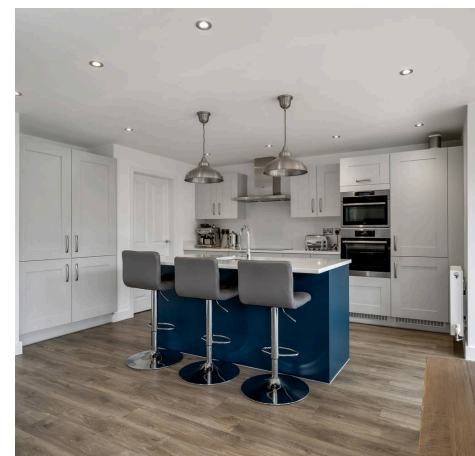
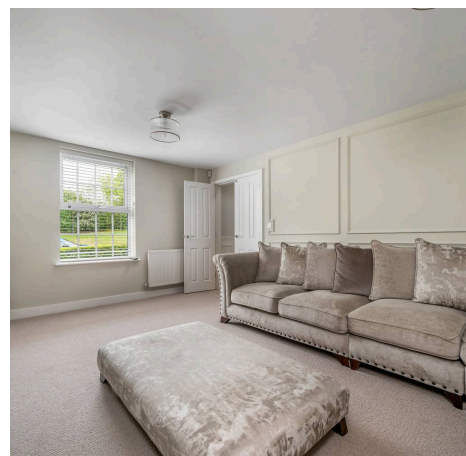
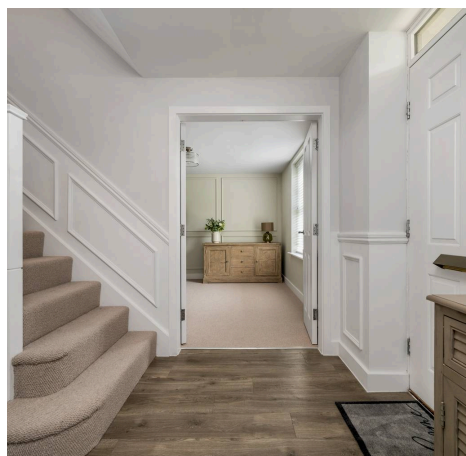
 **NEWTON FALLOWELL**

## 6 Wordsworth Court

Melton Mowbray, Melton Mowbray

This IMPRESSIVE FOUR-BEDROOM, THREE-BATHROOM DETACHED HOUSE presents an exceptional opportunity for contemporary family living, offering THREE GENEROUS RECEPTION ROOMS, a MODERN OPEN PLAN KITCHEN with island, and SEAMLESS INDOOR-OUTDOOR FLOW. The property greets you with a striking brick façade, set behind a beautifully maintained front garden and a spacious driveway with OFF-ROAD PARKING leading to a large GARAGE (with electric vehicle charging point). Inside, the welcoming entrance hall features elegant panelling, modern flooring, and a plush carpeted staircase, setting the tone for the stylish décor found throughout the home which includes recently replaced carpets. The expansive open plan kitchen, dining, and living area is bathed in natural light from extensive glazing and doors, creating a bright and airy atmosphere perfect for entertaining and family gatherings. The kitchen boasts sleek modern units, integrated appliances, a central island with breakfast bar, and elegant pendant lighting, all set above Amtico flooring, while the adjoining utility room offers further convenience with ample storage and built-in appliances.

The versatile layout includes a dedicated home office with a large window and modern desk, ideal for remote working, as well as a plush main living room with spacious seating, wall-mounted TV, and neutral tones for a cosy retreat. Each of the four bedrooms is thoughtfully designed, featuring features such as built-in wardrobes, geometric accent walls, elegant panelling, modern chandeliers, and ample natural light, creating inviting and restful spaces.





The three modern bathrooms are finished to a high standard, showcasing sleek walk-in showers, stylish tiling, large mirrors, and a contemporary bath, providing both luxury and practicality for busy households.

A major highlight of this home is the PRIVATE APPROACH and LANDSCAPED GARDEN, offering a lush lawn, mature privacy hedges, and several outdoor entertaining zones. Enjoy alfresco dining on the patio with seamless access from the kitchen via twin doors, relax in the covered seating area with decking, or unwind in the luxurious hot tub (subject to negotiation). The detached garage doubles as a home gym with ample storage and a wall-mounted TV, providing excellent flexibility for fitness enthusiasts or hobbies. Additional features include a wall-mounted boiler, modern utility area, and a convenient electric vehicle charging point. This superb property combines stylish design, practical family spaces, and outstanding outdoor living (including multiple seating areas and barbeque zone), making it a truly remarkable home ready to move straight into.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

**Entrance Hall**

**Study**

10' 6" x 6' 1" (3.21m x 1.85m)

**Wc**

5' 8" x 4' 11" (1.73m x 1.50m)

**Sitting room**

17' 5" x 11' 6" (5.31m x 3.50m)

**Kitchen / diner**

17' 11" x 15' 6" (5.47m x 4.73m)

**Utility Room**

5' 8" x 5' 7" (1.73m x 1.71m)

**Living area**

11' 6" x 7' 9" (3.50m x 2.36m)

**Bedroom 1**

13' 5" x 11' 6" (4.08m x 3.50m)

**Dressing room**

6' 0" x 3' 7" (1.82m x 1.08m)

**Bedroom 2**

13' 5" x 10' 6" (4.08m x 3.21m)

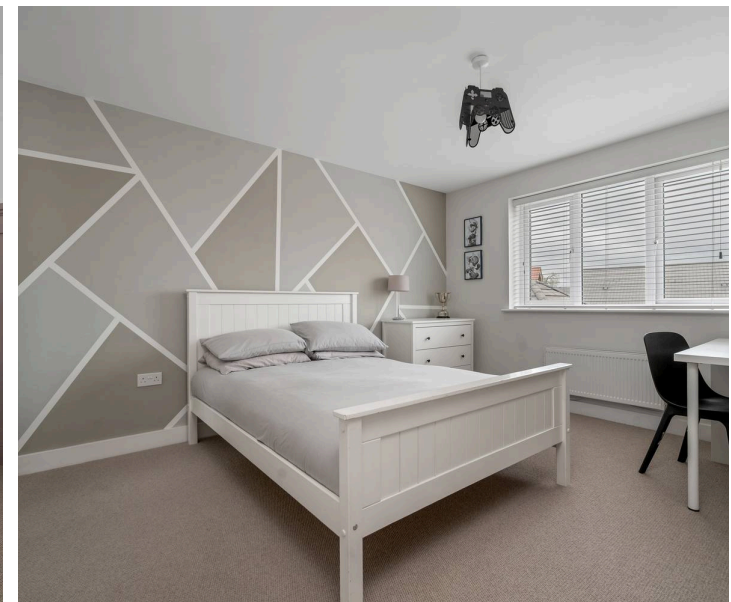
**Bedroom 3**

13' 5" x 10' 6" (4.10m x 3.21m)

**Bedroom 4**

11' 6" x 8' 3" (3.50m x 2.51m)

**Bathroom**



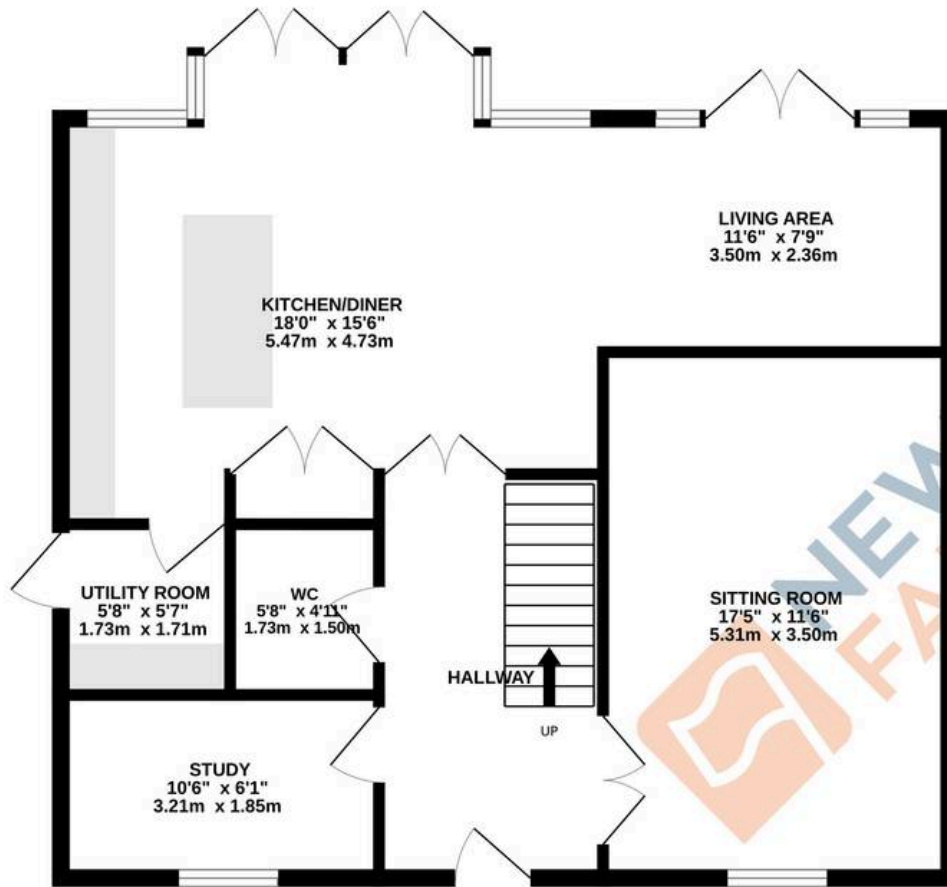


The enclosed and well tended rear garden has a paved patio seating area with the remainder laid to lawn, mature shrubs and hedging to the boundaries.

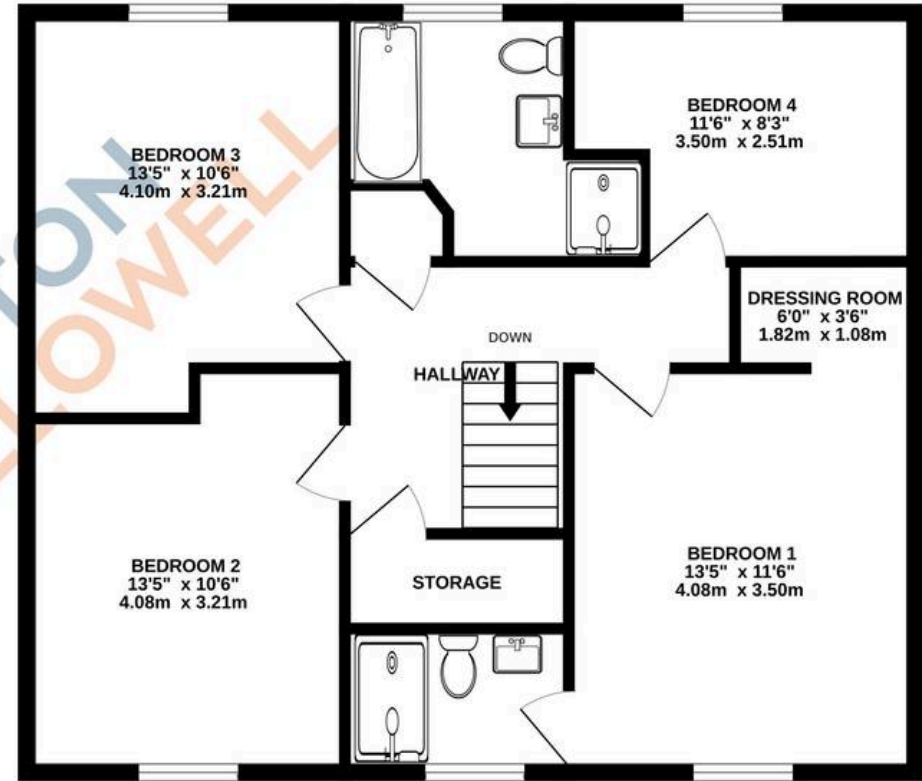
There is a good sized driveway providing ample off-road parking leading to a detached double garage with up and over door, power and light and an EV charging point.



GROUND FLOOR  
760 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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