



79 Wymondham Way, Melton Mowbray
£400,000

 **NEWTON FALLOWELL**

79 Wymondham Way

Melton Mowbray, Melton Mowbray

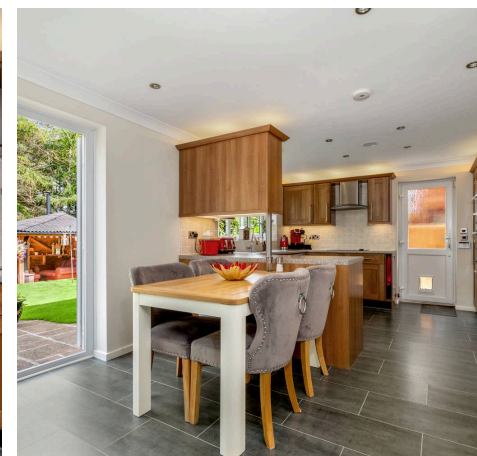
Situated in a quiet cul-de-sac tucked away at the bottom of Wymondham Way adjacent to Melton Country Park is this extremely well presented detached family home. Occupying a good sized plot with an attractive block paved frontage, the accommodation comprises in brief, entrance hall, cloakroom WC, living 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 at the side of the house.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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.

Living Room

16' 10" x 17' 8" (5.14m x 5.38m)

Dining Kitchen

26' 1" x 11' 6" (7.96m x 3.50m)

Bedroom One

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

En-suite Shower Room

7' 7" x 5' 9" (2.31m x 1.76m)

Bedroom Two

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

Bedroom Three

14' 1" x 7' 9" (4.30m x 2.37m)

Bedroom Four

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

Family Bathroom

8' 2" x 8' 2" (2.50m x 2.50m)

Council Tax band: D

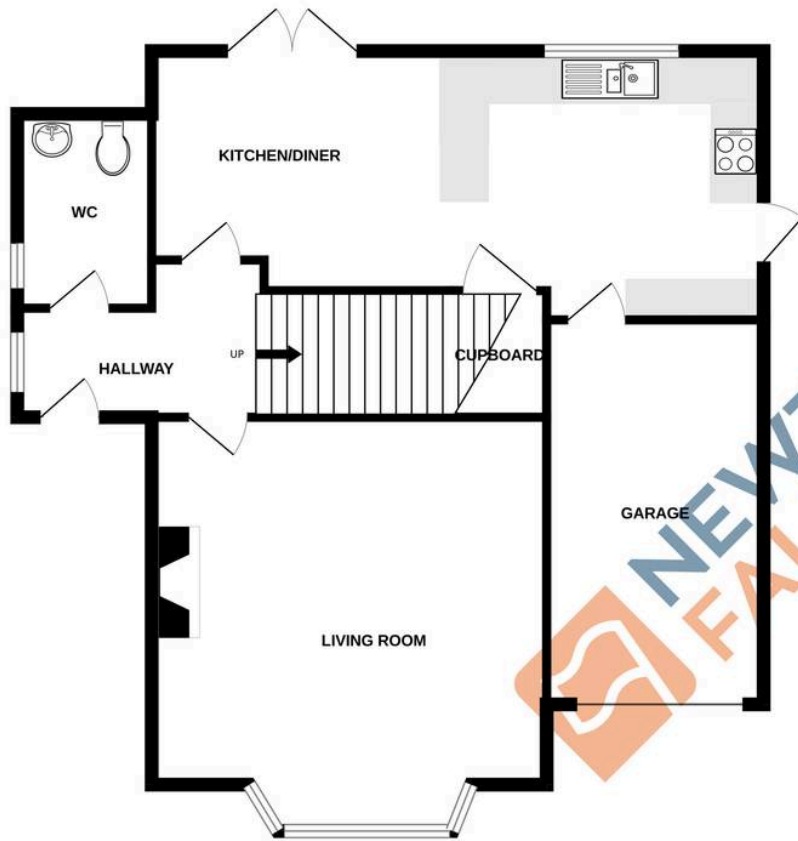
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



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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