



22 Horseguards Way, Melton Mowbray
£425,000

 **NEWTON FALLOWELL**

22 Horseguards Way

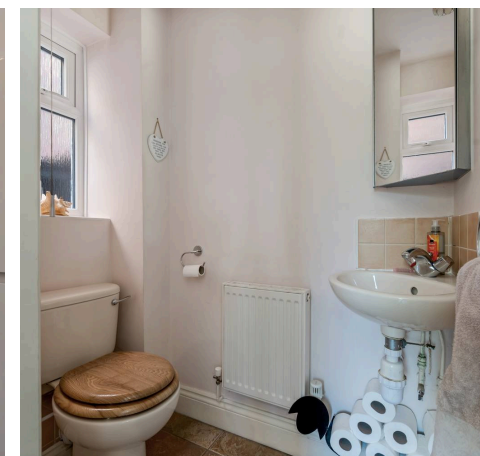
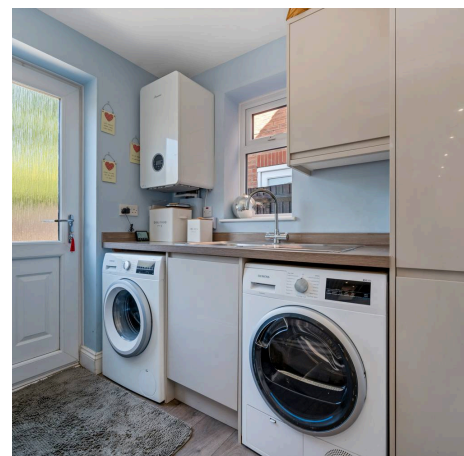
Melton Mowbray

This impressive executive detached house offers spacious and versatile accommodation, thoughtfully designed for modern family living. The property features four generously proportioned bedrooms, including a principal suite with a contemporary en-suite shower room, ensuring comfort and privacy for the whole family. The main bathroom is stylishly appointed, complementing the overall sense of quality throughout. On the ground floor, two well-proportioned reception rooms provide flexible spaces for formal entertaining or relaxed family gatherings, while the expansive dining kitchen is a true highlight, recently refitted with a range of integrated appliances and ample storage, making it the perfect setting for both every-day meals and special occasions. The kitchen seamlessly opens into a spacious double glazed conservatory, which creates an inviting and light-filled area ideal for year-round enjoyment. Additional practical features include a separate utility room and a cloakroom WC, catering to the demands of busy family life and offering valuable extra convenience. The detached double garage provides secure storage and parking, with further ample parking available for multiple vehicles. Gated access to an enclosed rear garden having a paved patio seating area, the remainder laid to lawn, timber panel fencing to the boundaries and open countryside views. Throughout the property, the décor is neutral and elegant, allowing buyers to easily personalise the space to suit their own tastes. The layout has been carefully considered to maximise both living and storage space, with wide hallways and well-positioned rooms that flow naturally from one to the next.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





This is a rare opportunity to acquire a substantial detached home that combines luxurious living with practical features, all set within a desirable residential location. Whether you are seeking space for a growing family, room to entertain guests, or simply a comfortable and stylish home in which to relax, this property delivers on every level. Early viewing is highly recommended to fully appreciate the size, layout, and exceptional standard of accommodation on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Entrance Porch & Hallway

Living Room

14' 3" x 10' 6" (4.35m x 3.20m)

Reception Room

16' 4" x 8' 0" (4.97m x 2.45m)

Dining Kitchen

9' 4" x 20' 0" (2.84m x 6.10m)

Utility Room

5' 1" x 7' 8" (1.55m x 2.34m)

Bedroom One

10' 6" x 11' 11" (3.21m x 3.64m)

Bedroom Two

11' 1" x 8' 5" (3.38m x 2.56m)

Bedroom Three

8' 0" x 7' 3" (2.45m x 2.21m)

Bedroom Four

8' 8" x 7' 3" (2.63m x 2.21m)

Bathroom

8' 4" x 6' 4" (2.53m x 1.94m)

En-suite Shower

8' 4" x 4' 7" (2.54m x 1.40m)

Double Garage

25' 6" x 21' 7" (7.77m x 6.57m)





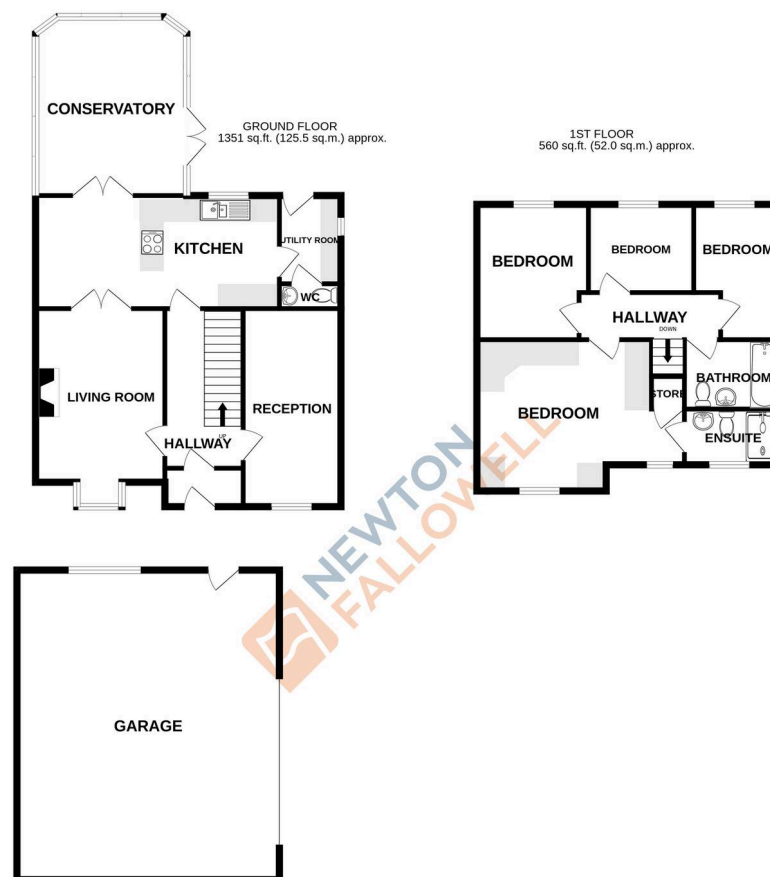
GARDEN

An enclosed rear garden having a paved patio seating area, the remainder laid to lawn with open countryside views to the rear.

DOUBLE GARAGE

A detached double garage and a substantial frontage providing off-road parking for multiple vehicles.





TOTAL FLOOR AREA : 1911 sq.ft. (177.5 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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