



3 Wordsworth Court, Melton Mowbray
£450,000

 **NEWTON FALLOWELL**

3 Wordsworth Court

Melton Mowbray

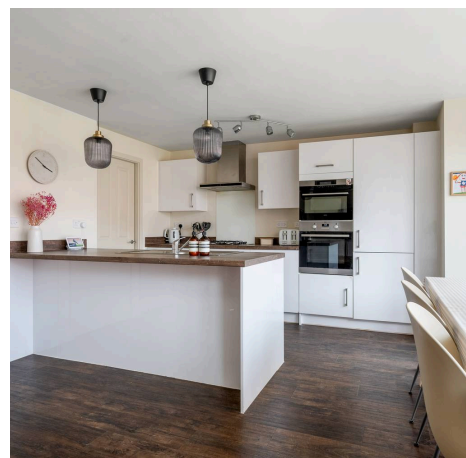
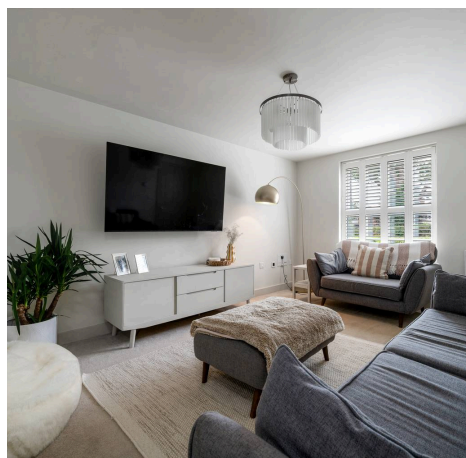
This beautifully presented four bedroom detached family home offers spacious and versatile living accommodation, ideally positioned within a popular residential development that provides convenient access to the wide range of amenities available in Melton Mowbray.

The property welcomes you with an inviting entrance hall that leads to a stunning open plan kitchen, dining, and living space, perfect for both family life and entertaining guests. The kitchen area is fitted with high-quality units and integrated appliances, complemented by ample worktop space and a breakfast bar for informal dining. The living and dining zones benefit from plenty of natural light, creating a bright and welcoming atmosphere throughout.

A separate lounge provides an additional reception area for relaxation or more formal gatherings, while a useful utility room and ground floor cloakroom add practicality to the layout. The ground floor is complete with a separate study, perfect for working from home or as a childrens playroom. Upstairs, the principal bedroom is a true retreat, complete with a stylish en suite shower room and a generous dressing room (ideal for those seeking extra storage or a private dressing area). Three further well-proportioned bedrooms provide comfortable accommodation for family members or guests, all served by a contemporary family bathroom with modern fittings.

A detached garage and driveway parking provide secure off-road parking and further storage options. This attractive home is perfectly situated for families and professionals alike, offering easy access to local schools, shopping facilities, leisure amenities, and transport links in Melton Mowbray.

With its impressive living spaces, luxurious principal suite, and move-in ready presentation, this property represents an exceptional opportunity for buyers seeking a stylish and practical modern home in a sought-after location. Early





Sitting Room

11' 0" x 15' 3" (3.36m x 4.65m)

Kitchen/Diner/Living

27' 0" x 16' 4" (8.23m x 4.99m)

Utility Room

5' 4" x 5' 10" (1.63m x 1.77m)

Study

8' 8" x 6' 9" (2.64m x 2.07m)

WC

3' 0" x 5' 7" (0.92m x 1.70m)

Master Bedroom

11' 3" x 11' 7" (3.42m x 3.53m)

Dressing Room

7' 10" x 4' 7" (2.38m x 1.39m)

En-suite

5' 11" x 6' 1" (1.81m x 1.86m)

Bedroom Two

12' 2" x 11' 3" (3.70m x 3.44m)

Bedroom Three

8' 8" x 13' 8" (2.65m x 4.16m)

Bedroom Four

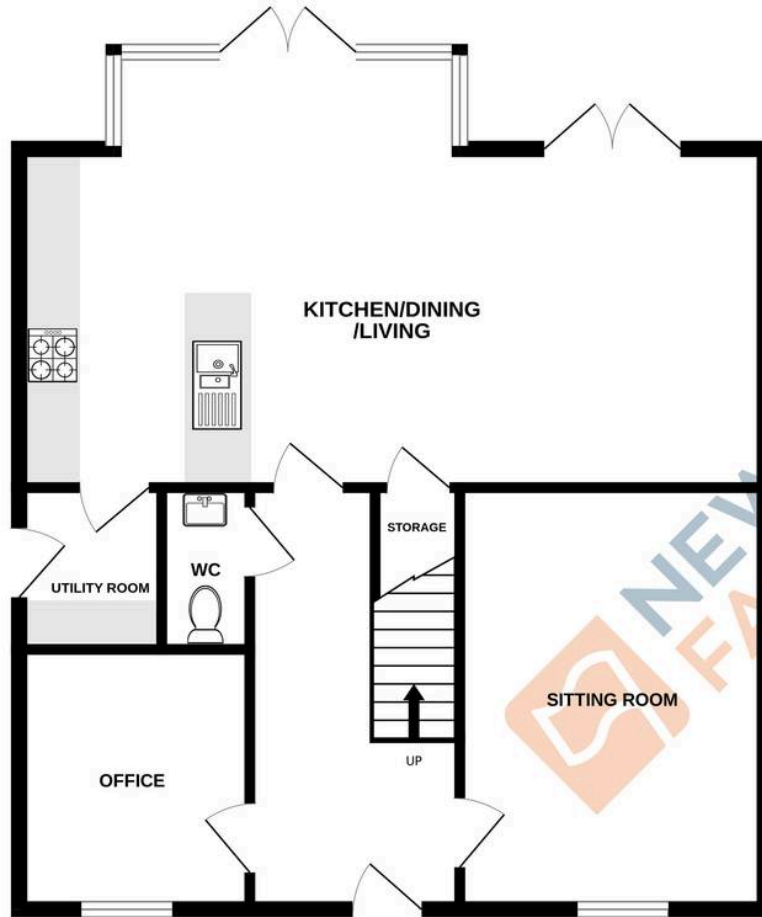
9' 3" x 10' 4" (2.82m x 3.14m)

Family Bathroom

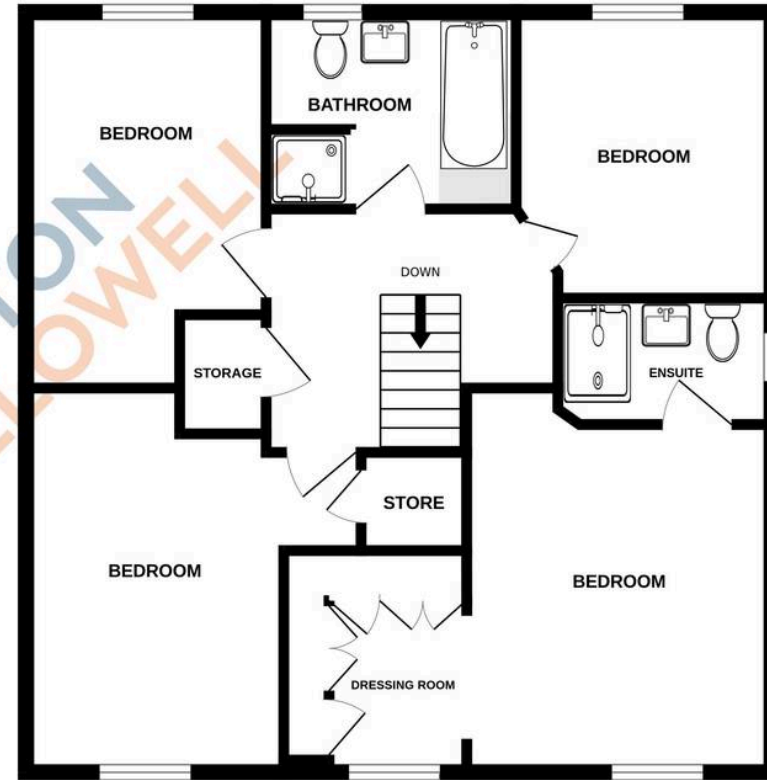
8' 4" x 7' 1" (2.55m x 2.16m)



GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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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