



9 Clover Drive, Melton Mowbray

Offers Over £400,000

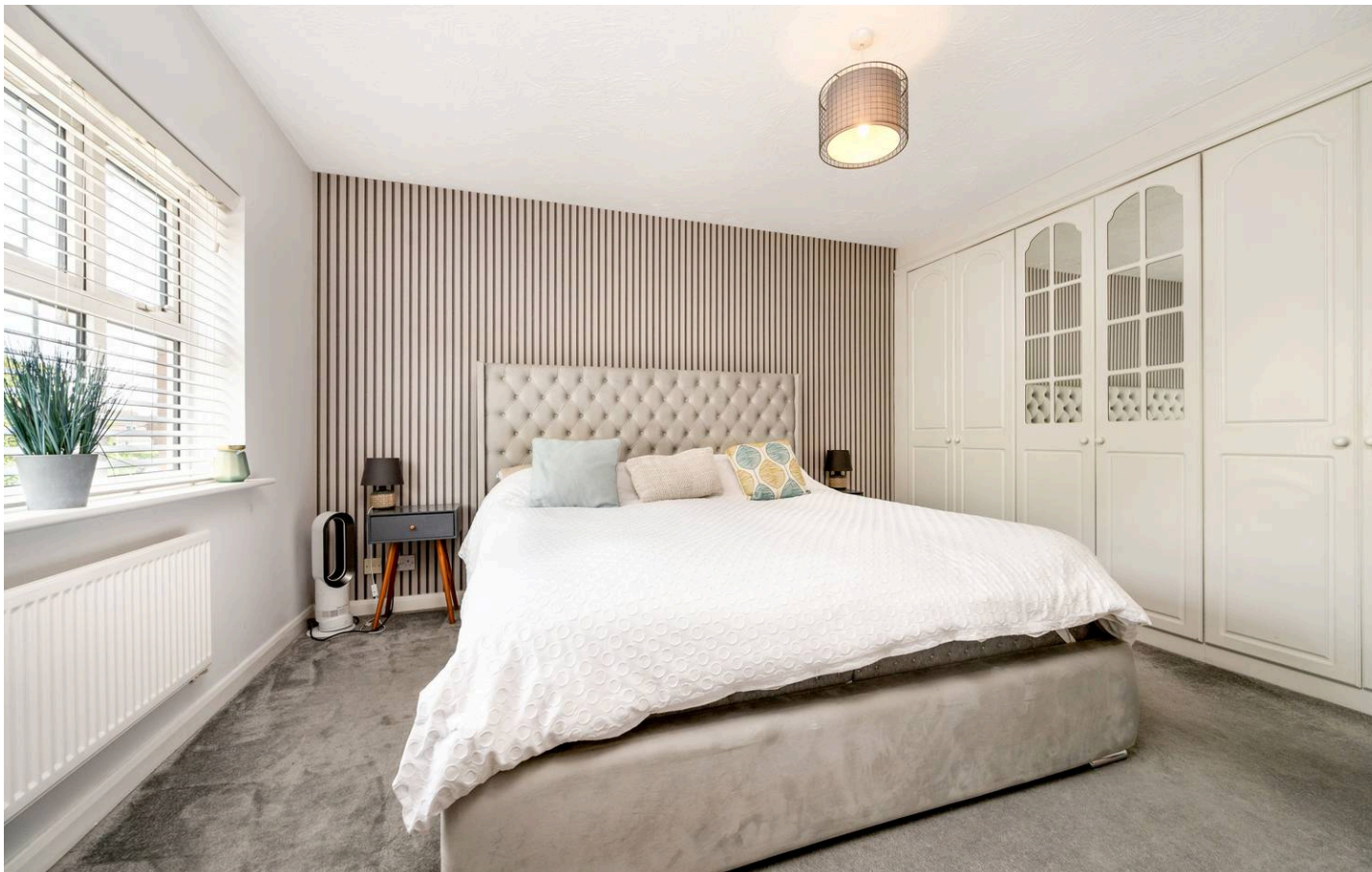
 **NEWTON FALLOWELL**

9 Clover Drive

Melton Mowbray

Presenting this impressive four bedroom detached family home, thoughtfully designed to provide spacious and versatile living accommodation ideal for modern family life. Upon entering the property, you are greeted by a welcoming hallway that leads to a generously proportioned living room with a feature media wall. The heart of the home is the stylish breakfast kitchen and dining area, which offers ample space for family meals and social gatherings, complemented by a range of quality fitted units and integrated appliances. Adjoining the kitchen is a spacious hard roof conservatory, providing an additional reception area that is flooded with natural light, making it an ideal spot for informal dining or a quiet retreat. The property also benefits from a practical utility room, offering further storage and laundry facilities, as well as a convenient cloakroom WC for guests. Upstairs, the accommodation comprises four well-proportioned double bedrooms, each offering fitted wardrobes and is a comfortable and flexible space for family members or guests. The principal bedroom features a modern en-suite shower room, providing a private sanctuary, while the remaining bedrooms are served by a contemporary family bathroom, finished to a high standard. Additional features include a garage for secure parking or storage, and a private driveway that provides ample off-road parking for multiple vehicles.





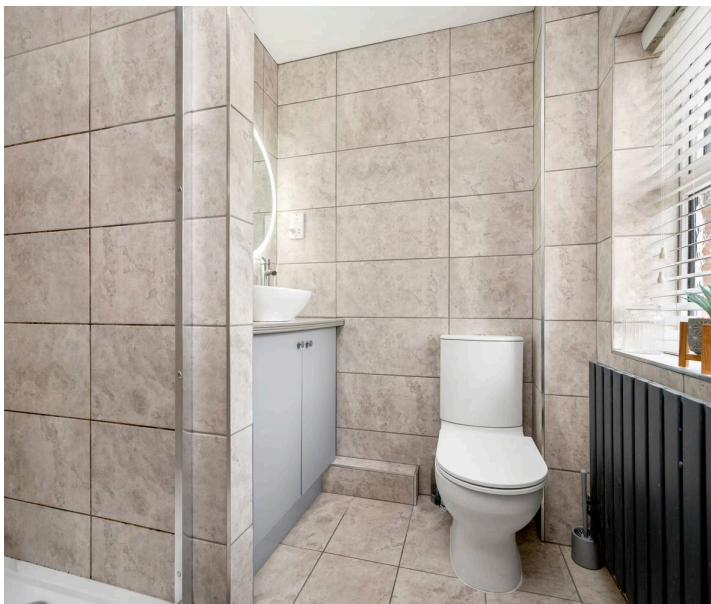
The property is presented in excellent decorative order throughout, with neutral tones and high-quality finishes that create a welcoming and stylish environment. Ideally located within easy reach of local amenities, reputable schools, and transport links, this detached family home offers both comfort and convenience for discerning purchasers. Whether you are seeking generous living spaces, well-appointed bedrooms, or modern facilities, this property is sure to impress and must be viewed to fully appreciate the quality and space on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

Lounge

15' 9" x 11' 3" (4.79m x 3.42m)

Dining Area

10' 4" x 9' 8" (3.14m x 2.94m)

Breakfast Kitchen

10' 4" x 15' 11" (3.15m x 4.84m)

Utility Room

Cloakroom WC

Conservatory

10' 11" x 16' 2" (3.34m x 4.92m)

Bedroom One

14' 2" x 14' 2" (4.33m x 4.32m)

Ensuite Shower

Bedroom Two

12' 2" x 9' 9" (3.71m x 2.98m)

Bedroom Three

1246' 9" x 8' 5" (380.00m x 2.57m)

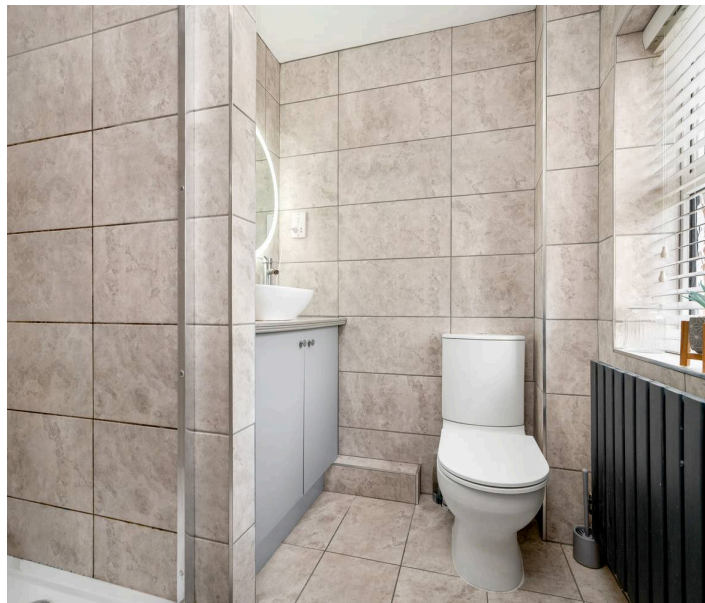
Bedroom Four

8' 10" x 8' 8" (2.69m x 2.63m)

Bathroom

Garage

17' 0" x 9' 9" (5.17m x 2.97m)





GARDEN

The enclosed rear garden has a paved patio seating area, the remainder laid to lawn and a further seating area for those alfresco evenings. There is an abundance of mature shrubs and bushes and timber panelled fencing to the boundaries.



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 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.
Made with Metropix ©2026

Newton Fallowell - Melton Mowbray

Newton Fallowell, Digby House - LE13 1AE

01664 566210 · melton@newtonfallowell.co.uk · newtonfallowell.co.uk/melton-mowbray