



Main Road, Melton Mowbray, LE14 2DU

ANDREW  
GRANGER & CO

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# Property Description

An exclusive opportunity to acquire one of two bespoke four-bedroom detached country family homes, perfectly positioned to enjoy beautiful rural views over open countryside. Designed with modern family living in mind, these impressive homes combine spacious accommodation with a range of premium upgrades included available.

On the ground floor the welcoming entrance hall provides access to all principal rooms and sets the tone for the generous layout throughout the home. A formal lounge offers an elegant space for relaxation, while a separate study provides the ideal setting for home working.

The heart of the home is the impressive open plan kitchen / dining / family room with bifold doors bringing the outside in, designed for modern living and entertaining. Featuring a stylish kitchen with built in appliances, this bright and spacious area enjoys views towards the surrounding countryside and ample room for both dining and informal family living.

Upstairs, the property offers four well-proportioned bedrooms, ideal for family living. The principal bedroom benefits from fitted wardrobes and ensuite shower room, Bedroom two also benefits from built in wardrobes while additional bedrooms provide flexible accommodation for family members, guests, or further workspace. There is also a further option to expand over the garage for more accommodation if required in the future.

Externally, the homes enjoy private driveway access leading to a garage and parking. The rear garden is enclosed by timber fencing with a post and rail to the rear boundary allowing spectacular views of the stunning Leicestershire countryside.

Plots are undergoing construction and AI has been used to show completed plots





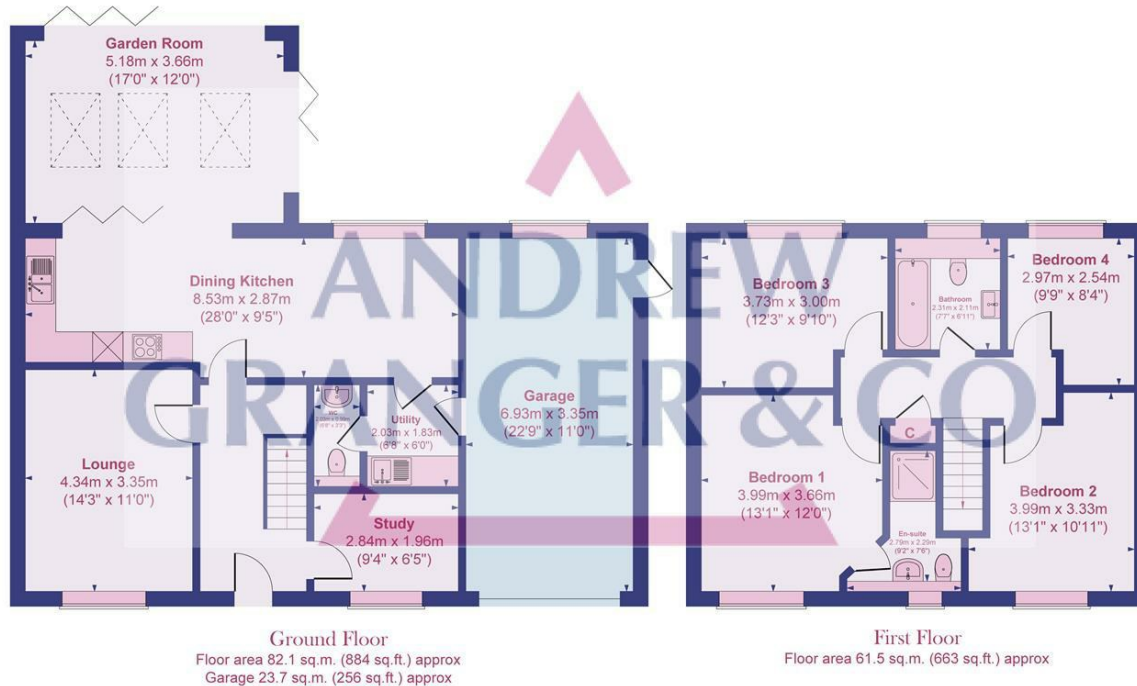
## Key Features

- \*\*AVAILABLE TO VIEW NOW BOOK YOUR APPOINTMENT TODAY\*\*
- STAMP DUTY CONTRIBUTION AVAILABLE
- High specification with many upgrades available
- Tailored to you package - bespoke your new home
- Potential for further extension as your family grows
- Options for wardrobes and flooring
- Garage and private driveway  
Electric vehicle charging point
- Views over open countryside with larger than average plots
- Formal lounge, study, open plan kitchen, dining and family room with bifold doors bringing the outside in
- Countryside living at its finest; 1547 square feet

**Price**  
**£575,000**



Approximate Gross Internal Area  
 143.6 sq. m. (1547 sq. ft.)  
 Garage 23.7 sq. m. (256 sq. ft.)  
 Total 167.3 sq. m. (1803 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

EPC Rating -

Tenure - Freehold

Council Tax Band -

Local Authority

**DISCLAIMER**

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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To view this property please contact our New Homes (Leicestershire) office  
on 0116 3087740

