



## AUSTEN DRIVE, MELTON MOWBRAY

Guide Price £460,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

LANDSCAPED REAR GARDEN

LOCAL AMENITIES NEARBY

DRIVEWAY AND GARAGE

NHBC WARRANTY

LOCAL SCHOOLS NEARBY

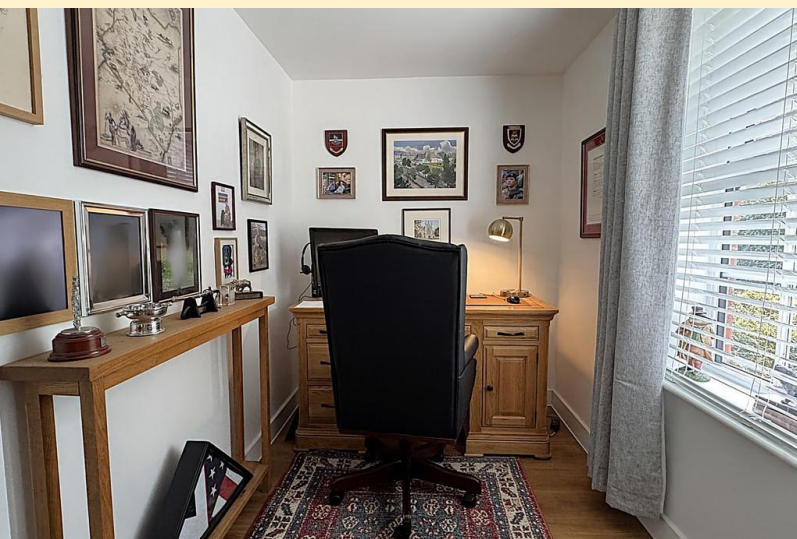
NORTH SIDE OF MELTON

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Detached four double bedroom house, built by Davidson homes and still within the NHBC warranty. Situated on the desirable Waterford Heights development to the North side of Melton Mowbray town centre. The original owners of the property added around £20,000 worth of upgrades when purchased to include bevel edge tiling in the bathroom and en-suites, Amitico flooring and an upgrade to the kitchen to include Quartz work surfaces. Set in a peaceful location next to a green space, this property is ideally placed for families, with schools, shops, and the town centre all within easy reach.

The accommodation on offer comprises; entrance hall, sitting room, study, cloak room, utility room and a spacious open-plan kitchen/diner living area. Four good sized double bedrooms, the master having an ensuite and walk in wardrobe and a family bathroom to the first floor. Outside the property benefits from a detached double garage, driveway and an enclosed rear garden.

**ENTRANCE HALL** Enter into the welcoming hallway with stairs leading to the first-floor landing. There's a useful under-stair storage cupboard, a radiator for heating, durable Amtico flooring, and doors opening to the main ground floor rooms.

**SITTING ROOM** 17' 5" x 11' 5" (5.32m x 3.5m) A nicely proportioned reception room offering a comfortable and versatile space to relax or entertain. It features a double-glazed window to the front, French doors connecting to the entrance hall, a TV aerial point, two radiators for year-round comfort, and soft carpeted flooring underfoot

**STUDY** 10' 6" x 6' 0" (3.22m x 1.85m) A practical study or home office with a double-glazed window to the front, providing natural light for focused work. The space includes a radiator for comfort and durable Amtico flooring for a clean, professional finish.

**FAMILY AREA** 12' 0" x 9' 4" (3.68m x 2.87m) A generous open-plan space designed for entertaining, offering ample room for both dining and relaxing. Double-glazed picture windows and French doors frame views of the rear garden and invite in natural light. The area is finished with Amtico flooring throughout, complemented by four radiators, a TV aerial point, and a door leading to the utility room.

**KITCHEN/DINER/LIVING** 18' 5" x 18' 0" (5.62m x 5.51m) A generous open-plan space designed for entertaining, offering ample room for both dining and relaxing. Double-glazed picture windows and French doors frame views of the rear garden and invite in natural light. The area is finished with Amtico flooring throughout, complemented by four radiators, a TV aerial point, and a door leading to the utility room. The kitchen is fitted with a sleek, contemporary range of wall, base, and drawer units, topped with Quartz work surfaces and matching splash backs. A central island houses a stainless steel one and a half bowl sink with mixer tap, while integrated AEG appliances include an eye-level double oven, top oven/microwave, gas hob with extractor hood, fridge freezer, and dishwasher.

**UTILITY ROOM** 7' 2" x 6' 8" (2.2m x 2.04m) Sleek quartz worktops provide a durable and stylish surface, with designated space and plumbing beneath for both a washing machine and tumble dryer. A stainless steel sink and drainer with a modern mixer tap sits beneath tiled splash backs, wall-mounted central heating boiler is discreetly positioned, and a door opens directly to the driveway, offering convenient access for unloading shopping.

**CLOAKROOM** 4' 1" x 6' 9" (1.27m x 2.08m) Comprising a low flush WC, pedestal wash hand basin, radiator, and practical Amtico flooring.

**LANDING** Ascend from the entrance hall to a spacious first floor landing, where you'll find two handy storage cupboards for linens. A loft hatch offers access to additional storage above, while a radiator ensures warmth throughout. Doors lead off to the main accommodation,

**BEDROOM ONE** 11' 8" x 15' 8" (3.58m x 4.8m) A bright and welcoming double bedroom featuring a front facing window that fills the space with natural light. Soft carpet underfoot adds comfort, while a radiator ensures year-round warmth. A door leads through to the private ensuite, offering convenience.

**ENSUITE** 8' 0" x 5' 8" (2.45m x 1.75m) Stylishly appointed with a walk-in shower cubicle, alongside a pedestal wash hand basin and low flush WC. Beveled tiling adds a touch of texture and sophistication, complemented by durable Amtico flooring underfoot. A heated towel ensures comfort, making this a practical yet polished private retreat.

**DRESSING AREA** Thoughtfully fitted with sleek high-gloss double wardrobes that offer generous storage and a contemporary finish. An obscured double glazed window allows natural light while maintaining privacy, complemented by a cosy carpeted floor and a radiator for year-round comfort.

**BEDROOM TWO** 10' 2" x 11' 11" (3.12m x 3.65m) A generously sized double bedroom enjoying a front-facing window that welcomes in natural light. Comfort is assured with soft carpet flooring and a fitted radiator.

**BEDROOM THREE** 10' 2" x 11' 11" (3.12m x 3.65m) Another comfortable double bedroom, enjoying a peaceful rear aspect. Soft carpet flooring adds a cosy touch, while a radiator ensures warmth.

**BEDROOM FOUR** 8' 11" x 12' 9" (2.73m x 3.89m) Smallest of the double bedrooms overlooking the rear aspect with views of the garden and green space, offering a peaceful outlook. Comfort is enhanced by soft carpet flooring and a fitted radiator.

**BATHROOM** 8' 10" x 6' 9" (2.71m x 2.08m) Beautifully appointed with both a paneled bath featuring a shower attachment and a separate shower cubicle with riser, pedestal wash hand basin and low flush WC. The space is finished with durable Amtico flooring, a heated towel rail for comfort, beveled tiling and an obscure glazed window for natural light and privacy.

**GARAGE** Having a pitched roof, up and over door with power and light connected.

**FRONT ASPECT** A generous tarmac driveway offers ample off-road parking for multiple vehicles, leading directly to a detached garage and a convenient side door into the utility room. A paved pathway guides you to the front entrance, beautifully edged with mature shrubs that add charm and a touch of greenery to the approach with a low maintenance gravel bed to the boundary.

**REAR GARDEN** Beautifully landscaped for both relaxation and practicality, the rear garden features a paved patio area directly adjacent to the house, ideal for outdoor dining or morning coffee. A garden tap and double electric sockets add convenience, while steps lead up to a formal lawn bordered by thoughtfully planted beds. Tucked behind the garage, a private decked seating area enjoys the best of the day's sun, enhanced by courtesy lighting for evening ambience. Wood panel fencing and brick walling ensure privacy and security, with a gated access point leading back to the driveway.

**MANAGEMENT CHARGE** There is a service charge to maintain the communal areas of £220.00 per year. This information was obtained from seller. This charge covers upkeep of the green areas.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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**Ground Floor**



**First Floor**



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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