



Rydal Manor Gardens, Kirby Lane, Melton Mowbray

Bedrooms: 5 | Bathrooms: 3

An exceptional and immaculately presented detached family home, beautifully modernised throughout and occupying a prime position backing directly onto open countryside.

- Exceptional detached family home in a prime position
- Generous and versatile accommodation with contemporary styling and high-quality fittings
- Bi-folding doors opening onto the rear patio for seamless indoor-outdoor living
- Dedicated study with internal access to the garage
- Immaculately presented and beautifully modernised throughout to an outstanding standard
- Stunning open-plan kitchen / breakfast / family room with sleek cabinetry, integrated appliances and ample workspace
- Spacious main reception room featuring a charming brick fireplace with log burner
- Five well-proportioned bedrooms





Property Type: Detached House

Bedrooms: 5 | **Bathrooms:** 3

An exceptional and immaculately presented detached family home, beautifully modernised throughout and occupying a prime position backing directly onto open countryside.

This impressive property offers generous and versatile accommodation, finished to an outstanding standard with contemporary styling and high-quality fittings throughout. From the moment you step into the welcoming entrance hall, the sense of space and light is immediately apparent.

The heart of the home is the stunning open-plan kitchen/breakfast/family room, thoughtfully designed with sleek cabinetry, integrated appliances and ample workspace – perfect for both everyday living and entertaining. Bi-folding doors open seamlessly onto the rear patio and garden, creating an ideal indoor-outdoor lifestyle space. The spacious main reception room features a charming brick fireplace with log burner, creating a cosy focal point for relaxing evenings. Convenient study with internal door into the garage, and finally a useful utility room and ground floor WC complete the downstairs accommodation.

Upstairs, the property continues to impress with five really well-proportioned bedrooms. The principal bedroom benefits from generous dimensions and excellent natural light, while the remaining bedrooms are all excellent sizes, ideal for family living or guest accommodation. Stylishly appointed bathrooms serve the first floor, finished to a high modern standard.

Externally, the rear garden is mainly laid to lawn with a patio seating area and a covered pergola, all enjoying a private aspect and open views across countryside beyond. To the front, a substantial driveway provides ample off-road parking.

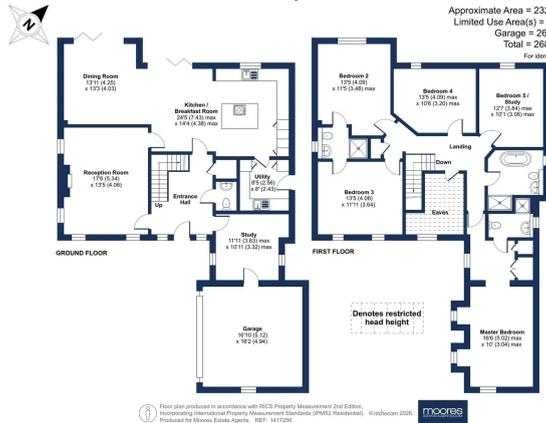
The double garage has been expertly converted into a fully equipped gym, offering fantastic additional lifestyle space, while still retaining excellent storage options.

This truly immaculate home combines modern luxury with generous proportions and a sought-after setting overlooking green belt land – an outstanding opportunity for families seeking space, style and countryside views.



Rydal Manor Gardens, Melton Mowbray, LE14

Approximate Area = 2326 sq ft / 216 sq m
 Limited Use Area(s) = 89 sq ft / 8.2 sq m
 Garage = 267 sq ft / 24.8 sq m
 Total = 2682 sq ft / 249 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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