



## HAMILTON DRIVE, MELTON MOWBRAY

Asking Price Of £800,000

Five Bedrooms

Freehold



**DETACHED HOUSE**

**NEW CENTRAL HEATING BOILER**

**LARGE SOUTH FACING GARDEN**

**CLOSE TO LOCAL AMENITIES**

**GARAGE AND DRIVEWAY**

**OPEN-PLAN LIVING**

**LOCAL SCHOOLS NEARBY**

**SOUTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND G**

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**\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\***

This beautifully restored home has been thoughtfully renovated throughout, achieving an impressive balance of modern living and cherished period character. Original features, from the internal doors and fireplaces to the full maid's bell system. Positioned on the second- largest plot on Hamilton Drive, the property offers generous outdoor space and the opportunity to extend (subject to planning). With the town centre, train station and schools all within walking distance.

The accommodation on offer comprises; entrance hall, cloakroom, study and a fantastic modern open-plan living dining kitchen to the ground floor. Five bedrooms, two ensuite shower rooms, balcony to the main bedroom and a family bathroom to the first floor. Outside the property benefits from generous off road parking from the drive in, drive out carriage driveway, garage and a large south facing rear garden.

**ENTRANCE HALL** Entering through the welcoming entrance hall, you're met with a graceful, original oak wood staircase rising to the first floor and elegant limestone flooring with underfloor heating extending throughout the ground level. Wood-panelled walls frame the space beautifully, complemented by a Victorian cast-iron fireplace and a window that fills the hall with natural light. Original wooden doors lead through to the adjoining rooms.

**SITTING ROOM** 8' 10" x 22' 3" (2.7m x 6.8m) Enjoying dual-aspect windows that draw in abundant natural light, this inviting room features elegant parquet wood flooring and a striking log-burner set on a stone hearth. Built-in cupboards sit neatly within the alcoves, with a TV aerial point for convenience, and an external door offering direct access to the garden.

**KITCHEN/DINER** 23' 5" x 30' 8" (7.15m x 9.37m) A superb open-plan space designed for modern family living, offering clearly defined kitchen, dining and lounge areas. The kitchen is fitted with contemporary wall, base and drawer units, complemented by a central island with USB ports and luxurious Calacatta Gold quartz. A Belfast sink with mixer tap is paired with a Perrin & Rowe boiling water tap, while integrated appliances include a top of the range Miele dishwasher, fridge-freezer and a dedicated drinks fridge. A Range Master oven with six-ring gas hob completes the culinary setup. The dining and seating area enjoys two sets of Marlin aluminum French doors and extensive glazing, ensuring the room is flooded with natural light throughout the day and the thermal performance and build quality ensure the space stays warm through the seasons. A further lounge area features a TV aerial point and a striking granite fireplace with inset log-burner, creating a warm focal point. Additional highlights include LED and wall lighting, a Sonos sound system and limestone tiled flooring throughout.

**UTILITY ROOM** 5' 4" x 6' 2" (1.63m x 1.89m) Fitted with a wall and base unit topped with a Quartz work surface, this practical space includes a Belfast sink and drainer with Perrin and Rowe mixer tap, along with plumbing and space for both a washing machine and a tumble dryer. A side-facing window brings in natural light, while a built-in cupboard provides useful storage. Limestone flooring completes the room with a durable, high-quality finish.

**CLOAKROOM** 2' 8" x 8' 5" (0.83m x 2.59m) Comprising a low-flush WC, Heritage wash hand basin, extractor fan and an obscure-glazed window for added privacy. The space is finished with wood-panelled walls and limestone tiled flooring.

**LANDING** Taking the stairs to the first-floor galleried landing, you are greeted by two windows that fill the space with natural light. Wood-panelled walls add character, while a built-in storage cupboard provides practicality. There is also a hatch giving access to the insulated loft space with lighting, and the area is finished with soft carpet flooring.

**BEDROOM ONE** 15' 3" x 14' 4" (4.66m x 4.38m) A generous main bedroom featuring French doors with fitted electric blinds that open onto a private balcony with views across the garden. The room includes a cast iron radiator, fitted wardrobes and drawers, a built-in storage cupboard and USB sockets, with wood-panelled walls adding warmth and character. Soft carpet flooring enhances the comfort, and a door leads through to the ensuite.

**ENSUITE 7' 2" x 4' 3" (2.2m x 1.3m)** Comprising a Heritage walk-in shower cubicle with a fixed waterfall shower head and riser, a Heritage wash hand basin, dual-flush WC and a heated towel rail. An obscure-glazed window with fitted blind provides privacy, complemented by LED lighting and an extractor fan. Mandarin tiles dress the walls, with Mandarin stone tiles to the floor for a high-quality, coordinated finish.

**BEDROOM TWO** 13' 9" x 17' 0" (4.2m x 5.19m) Another generous double bedroom, complete with a window and French door opening onto the balcony, two cast iron radiators, bespoke fitted wardrobes and soft carpet flooring.

**ENSUITE 4' 3" x 8' 6" (1.3m x 2.6m)** Comprising a Heritage walk-in shower cubicle with a fixed waterfall shower head and riser, a Heritage wash hand basin, dual-flush WC and a heated towel rail. An obscure-glazed window with fitted blind provides privacy, complemented by LED lighting and an extractor fan. The walls are part-tiled, with Mandarin stone tiles to the floor for a high-quality finish.

**BEDROOM THREE** 11' 4" x 9' 10" (3.46m x 3.02m) Featuring a window fitted with a blind, this bedroom includes a cast iron radiator, bespoke fitted wardrobe and soft carpet flooring for comfort.

**BEDROOM FOUR** 9' 11" x 9' 11" (3.04m x 3.03m) Featuring a window with fitted Roman blinds, cast iron radiator, bespoke fitted wardrobes, TV aerial point, built-in cupboard and soft carpet flooring for comfort.

**BEDROOM FIVE/STUDY** 8' 8" x 7' 1" (2.65m x 2.18m) A single bedroom, ideal as a nursery or home office, featuring a window with a fitted blind, cast iron radiator and soft carpet flooring.

**BATHROOM** 8' 8" x 8' 10" (2.66m x 2.70m) Comprising a freestanding roll-top bath, low-flush WC, pedestal wash hand basin and a heated towel rail. Two obscure-glazed windows provide privacy and natural light, complemented by an extractor fan. The room is finished with porcelain tiled flooring for a clean, high-quality look.

**FRONT ASPECT** A very generous, drive in, drive out carriage driveway provides easy access and ample off-road parking, enhanced by security lights, external electrical sockets and cameras. There is access to the garage, with wood-panel fencing and established shrubbery creating an attractive and defined front boundary and excellent kerb appeal.

**GARAGE** 10' 9" x 16' 4" (3.28m x 5.0m) Double timber doors open into the garage, which includes a useful utility area to the rear with plumbing and a WC.

**REAR GARDEN** The expansive south-facing garden is mainly laid to lawn, with a raised patio seating area adjacent to the house and steps leading down to the lawn. There are hot and cold outdoor taps and external electrical sockets for added convenience. A pathway runs down the garden, with further steps descending to a gravelled area. Mature trees and established hedging frame the boundary, creating a private and attractive outdoor space.

**AGENTS NOTE** TENURE Freehold. 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.







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		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		