



16 Waltham Rise, Melton Mowbray  
£375,000

 **NEWTON FALLOWELL**

## 16 Waltham Rise

Melton Mowbray

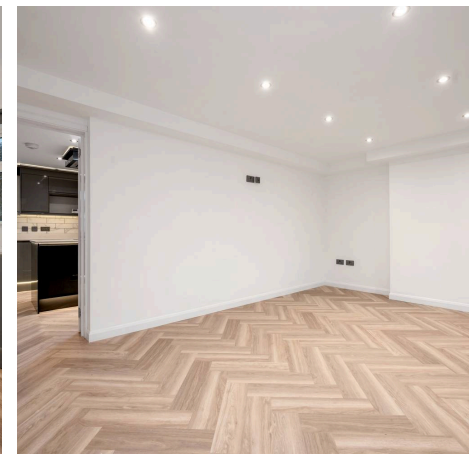
A beautifully refurbished **four-bedroom detached home** in one of Melton Mowbray's most sought-after spots. Featuring a **show-stopping open-plan kitchen with centre island**, bay-fronted lounge, flexible second reception, **downstairs WC**, modern family bathroom and **en-suite to the main bedroom**. Simply unpack and enjoy.

Positioned on the ever-popular **Waltham Rise**, this impressive detached home delivers the perfect blend of modern style, space and practicality. With **driveway parking, single garage and an enclosed rear garden**, it's an ideal family home with nothing left to do.

Step inside and you're greeted by a welcoming entrance hall with a handy ground-floor WC. To the front, the **bay-fronted living room** offers a bright, relaxing space for evenings in. To the rear, the home truly comes alive.

The **20 foot open-plan kitchen** is the heart of the house, designed for modern living with a central island, sleek finishes and **sliding doors opening directly onto the garden**. Perfect for entertaining, family meals or summer BBQs. A versatile second reception sits alongside, ideal as a dining room, snug, playroom or home office.

Upstairs, the first floor offers **four well-proportioned bedrooms** and a stylish family bathroom. The main bedroom benefits from its **own contemporary en-suite**, creating a calm private retreat. The remaining bedrooms provide flexibility for growing families, guests or working from home.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

**Family Living Room**

16' 10" x 14' 7" (5.12m x 4.44m)

**Open Plan Kitchen Area**

16' 10" x 14' 7" (5.12m x 4.44m)

**Dining Area**

15' 2" x 6' 5" (4.63m x 1.95m)

**Bedroom One**

13' 11" x 10' 6" (4.23m x 3.20m)

**Bedroom Two**

13' 7" x 10' 4" (4.15m x 3.15m)

**Bedroom Three**

10' 10" x 9' 4" (3.30m x 2.85m)

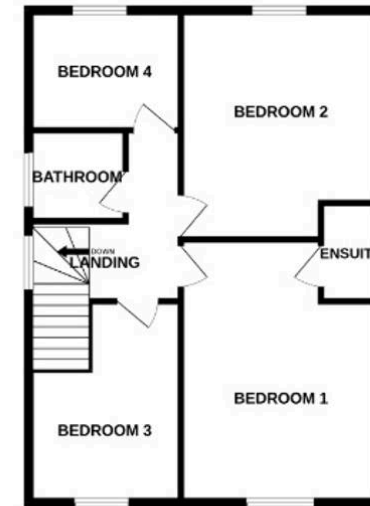
**Bedroom Four**

9' 4" x 6' 7" (2.85m x 2.01m)



GROUND FLOOR

1ST FLOOR



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.

# Newton Fallowell - Melton Mowbray

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