



4 Shelley Avenue, Melton Mowbray

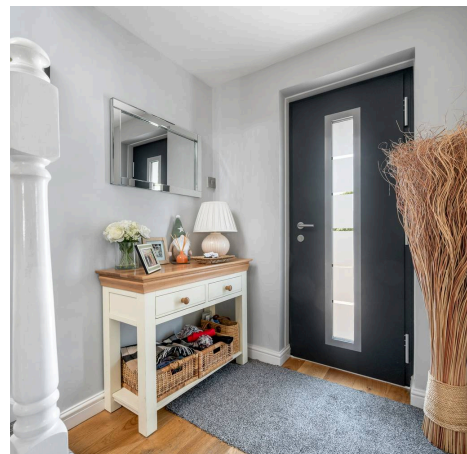
Offers Over £400,000

 **NEWTON FALLOWELL**

## 4 Shelley Avenue

Melton Mowbray

Nestled within a peaceful cul-de-sac, this impressive four-bedroom detached house presents an exceptional opportunity for families seeking a contemporary and spacious home in a highly desirable residential area. Meticulously modernised throughout, the property boasts a thoughtfully designed interior that seamlessly blends style and practicality. Upon entering, you are greeted by a welcoming hallway that leads to a generous lounge, perfect for relaxing or entertaining guests. The heart of the home is the stunning open plan integrated kitchen and dining area, featuring sleek cabinetry, integrated appliances, and ample space for both family meals and social gatherings. The layout encourages a natural flow, making it easy to move between living spaces and creating a bright, airy atmosphere. Upstairs, you will find four well-proportioned bedrooms, each offering comfortable accommodation and plenty of storage. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with quality fixtures and tasteful finishes. Additional highlights include a convenient ground floor cloakroom, gas central heating, and double glazing throughout, ensuring comfort and efficiency all year round. The property also features a private driveway providing off-road parking for multiple vehicles, as well as an integral garage offering further storage or potential for conversion (subject to planning permission).





Situated in a quiet and friendly neighbourhood, this home enjoys close proximity to well-regarded local schools, shops, and transport links, making it ideal for commuters and families alike. With its blend of modern interiors, versatile living spaces, and sought-after location, this beautifully presented detached house is ready for its next owners to move straight in and enjoy all the benefits of contemporary family living. Early viewing is highly recommended to fully appreciate the quality and space on offer.

Council Tax band: D

Tenure: Freehold



**Hallway**

17' 3" x 3' 4" (5.26m x 1.02m)

**Living Room**

13' 3" x 18' 4" (4.05m x 5.59m)

**Kitchen/Diner**

11' 1" x 19' 3" (3.37m x 5.86m)

**Conservatory**

10' 6" x 11' 11" (3.19m x 3.64m)

**Ground Floor Shower Room**

6' 10" x 5' 2" (2.09m x 1.58m)

**Utility Room**

12' 0" x 8' 10" (3.66m x 2.68m)

**Garage**

16' 1" x 8' 9" (4.90m x 2.67m)

**Bedroom 1**

12' 2" x 11' 6" (3.70m x 3.50m)

**Bedroom 2**

13' 1" x 10' 0" (4.00m x 3.04m)

**Bedroom 3**

9' 2" x 9' 11" (2.80m x 3.03m)

**Bedroom 4**

9' 3" x 7' 10" (2.83m x 2.39m)

**Bathroom**

8' 2" x 6' 7" (2.48m x 2.00m)





### Rear Garden

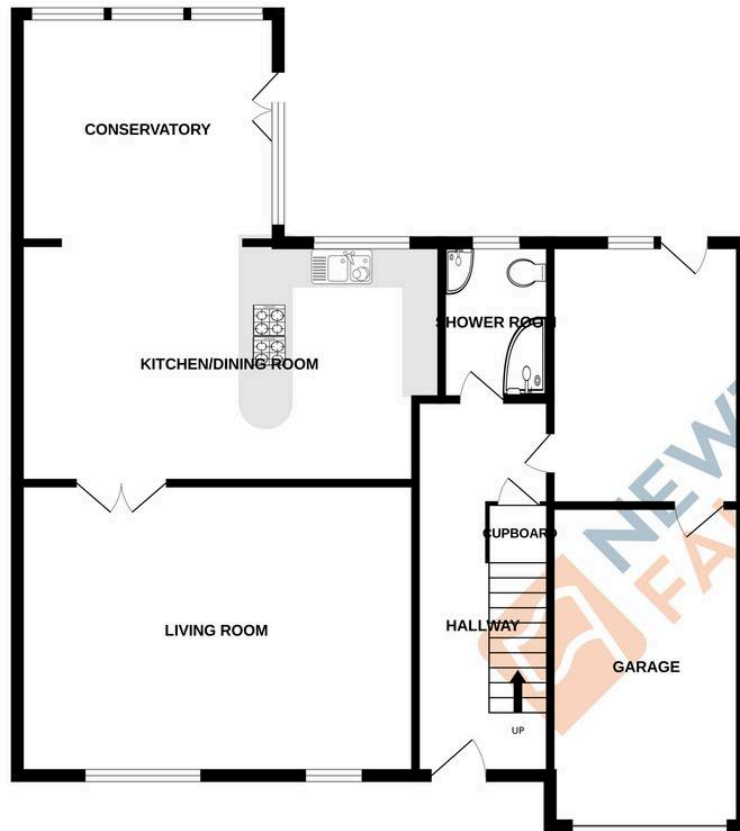
Having an array of mature shrubs and bushes with a paved patio seating area and steps up to an area laid to lawn with hedging to the boundaries.

### Driveway

A good sized block paved driveway providing ample off-road parking leading to the garage with access to the enclosed rear garden.



GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.6 sq.m.) approx.

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.  
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## Newton Fallowell - Melton Mowbray

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