



Guide Price £300,000- £325,000 | Freehold
Winchester Drive, Melton Mowbray, LE13 OPE





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- Three Bedrooms
 - Detached Garage
 - Downstairs WC
 - Generous Driveway
 - Utility Room
 - Log Burner
 - Triple Glazed Windows
 - Conservatory
-

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Situated in a sought-after residential location, this beautifully presented detached home offers spacious and versatile accommodation ideal for modern family living.

Immaculately maintained throughout, the property combines contemporary styling with practical features, all set behind a generous driveway providing ample off-road parking alongside a detached garage.

The ground floor welcomes you with a bright entrance hallway leading into a cosy yet stylish living room, complete with a charming log burner creating a warm focal point for the space.

To the rear, the impressive conservatory provides an additional reception area overlooking the landscaped garden, perfect for relaxing or entertaining year-round.







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The modern kitchen/diner offers plenty of space for family meals and benefits from a separate utility room for added convenience, while a downstairs WC completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom.

Recent improvements throughout the home include recently replaced triple glazed windows and upgraded old-school style radiators, enhancing both efficiency and character.

Externally, the rear garden has been thoughtfully landscaped to create a private and low-maintenance outdoor space with patio seating areas and established planting, ideal for outdoor dining and entertaining.

A fantastic opportunity to acquire a stylish and well-updated family home in a popular area of Melton Mowbray.



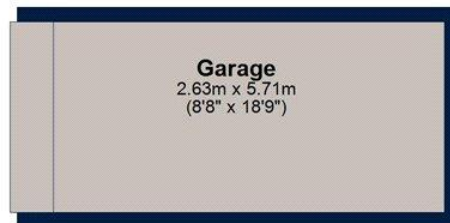
Ground Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 105.4 sq. metres (1135.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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Key Information

Local Authority - Melton Borough Council

Council Tax Band - C

Tenure - Freehold

EPC Rating - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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