



Austen Drive, Melton Mowbray  
Offers Over £399,950



 SPREY  
PROPERTY



Turn the key and enjoy! A modern four bedroomed detached home built by the highly esteemed 'Davidsons Homes', occupying a quiet cul-de-sac position to the northern fringes of town, within walking distance of amenities and the town centre.

An exciting opportunity - this modern four bedroomed detached home has some spacious dimensions and is naturally light. The kitchen/diner is open plan with good dimensions for entertaining, this is the hub of the home for the current owners, with a well-equipped kitchen and breakfast bar, high specification appliances and integrated fridge freezer. There is a handy utility room leading off of the kitchen benefitting from side access to the driveway and garage.

Further to the ground floor there is a living room, study and WC.

To the first floor there are four double bedrooms and a family bathroom. The principle suite possessing an en-suite shower room and handy dressing area - a rare find in homes of this caliber.

Externally the property has a fully enclosed private rear garden which is well-proportioned with shrubbery and border plants, a pergola seating area added by the current vendor and a seating area to the right corner of the garden. To the front of the property there is a tandem length driveway and single garage.

Tenure: Freehold

All mains' services

Council Tax Band: E

EPC Rating: B

Management Fee Payable: c. £224 per annum





Living Room: 4.50m x 3.23m (14'9" x 10'7")

Study: 1.95m x 2.53m (6'5" x 8'4")

Family Room: 2.95m x 3.41m (9'8" x 11'2")

Kitchen/Dining Room: 4.73m (15'6") x 4.58m (15') max

Utility: 1.79m x 1.59m (5'11" x 5'3")

Garage: 5.40m x 2.94m (17'9" x 9'8")

Bedroom One: 2.82m x 3.23m (9'3" x 10'7")

En-suite: 1.20m x 2.20m (3'11" x 7'3")

Dressing Room: 1.60m x 1.50m (5'3" x 4'11")

Bedroom Two: 4.03m (13'3") max x 2.55m (8'4")

Bedroom Three: 3.33m x 2.69m (10'11" x 8'10")

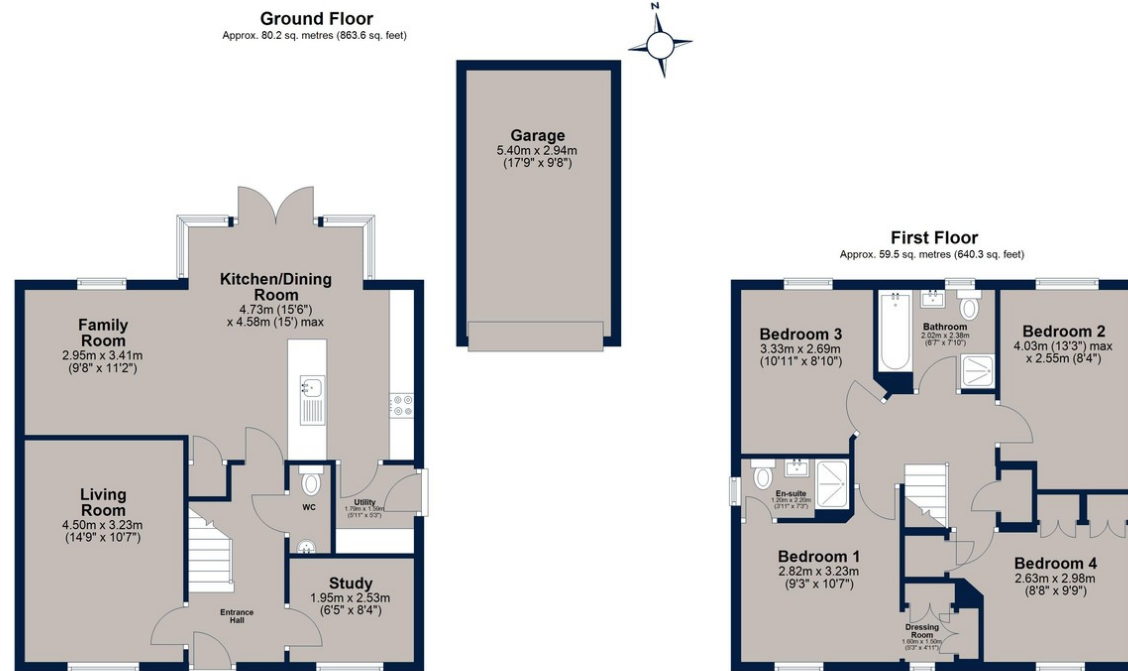
Bedroom Four: 2.63m x 2.98m (8'8" x 9'9")

Bathroom: 2.02m x 2.38m (6'7" x 7'10")





# Austen Drive, Melton Mowbray



Total area: approx. 139.7 sq. metres (1503.9 sq. feet)

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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stamford railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

