



Austen Drive, Melton Mowbray  
Offers Over £425,000



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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")

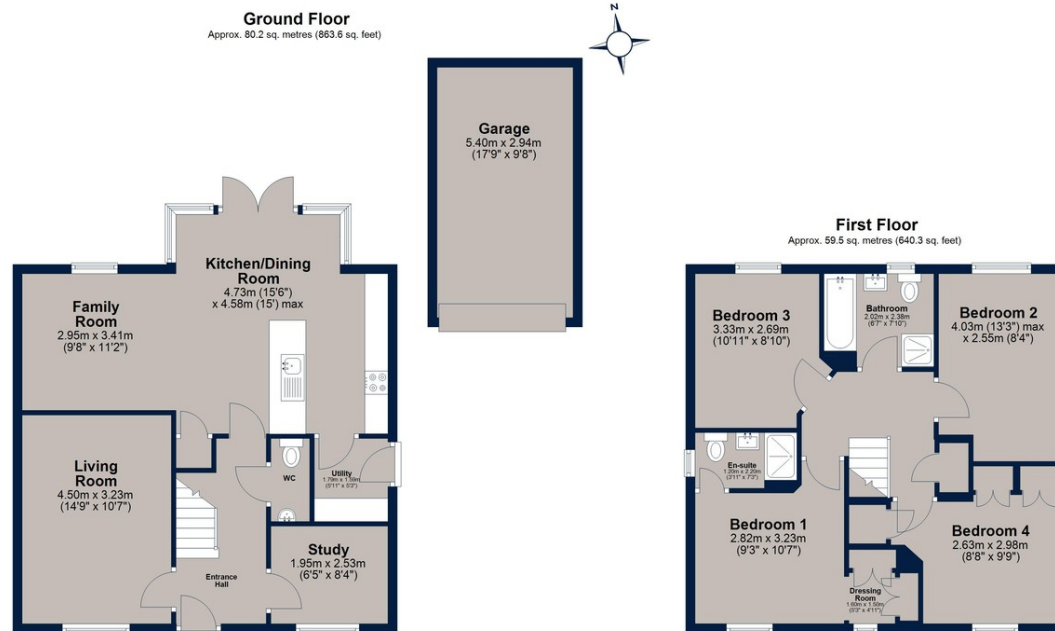
Bedroom Four: 2.63m x 2.98m (8'8" x 9'9")

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)

Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

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/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements