



Asking Price £400,000 | Freehold  
Fisher Drive, Melton Mowbray, LE13 0XG







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- Open Plan Kitchen, Dining and Family Area
  - Utility Room
  - Four Double Bedrooms
  - Two En-suites
  - End of Cul-de-Sac Location
  - Private Frontage
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Boasting four double bedrooms, an open-plan kitchen, family, and dining area, and a useful utility room, The Aster is ideal for family life.

Plot 60 enjoys a quiet, end of cul-de-sac situation with a tandem length driveway and single garage.

The ground floor comprises a front-facing living room, an immaculate dining area, and cloakroom. To the rear of the home, the kitchen area features a sought-after breakfast bar, integrated appliances, and fitted cupboards. Adjoining this is the utility room, which also boasts outside access.

To the first floor, bedrooms 1 and 2 feature stylish en suites finished with Roca sanitaryware and Bristan chrome brassware. The remaining two bedrooms share the contemporary family bathroom.





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PROPERTY



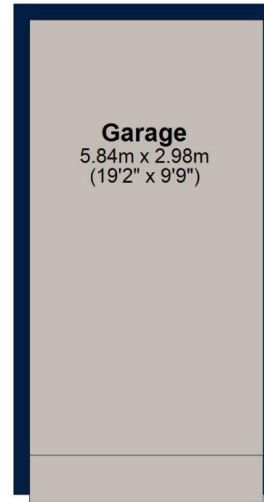
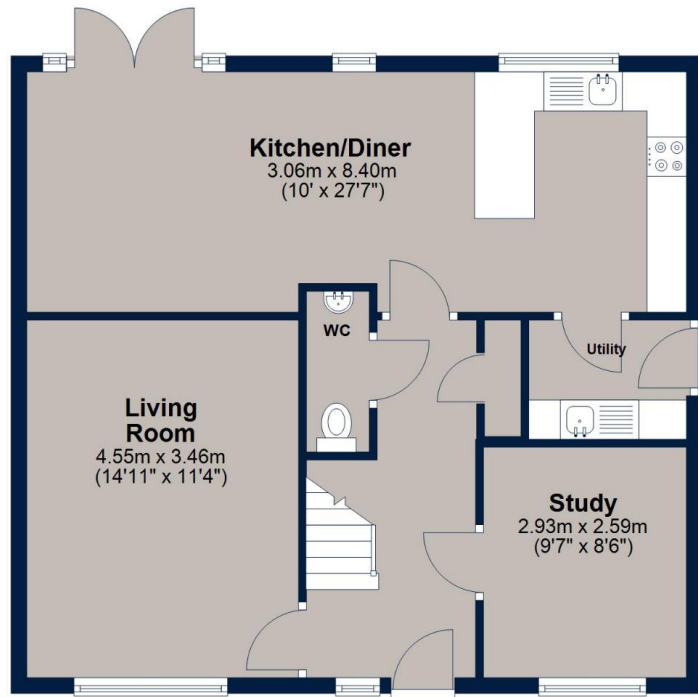






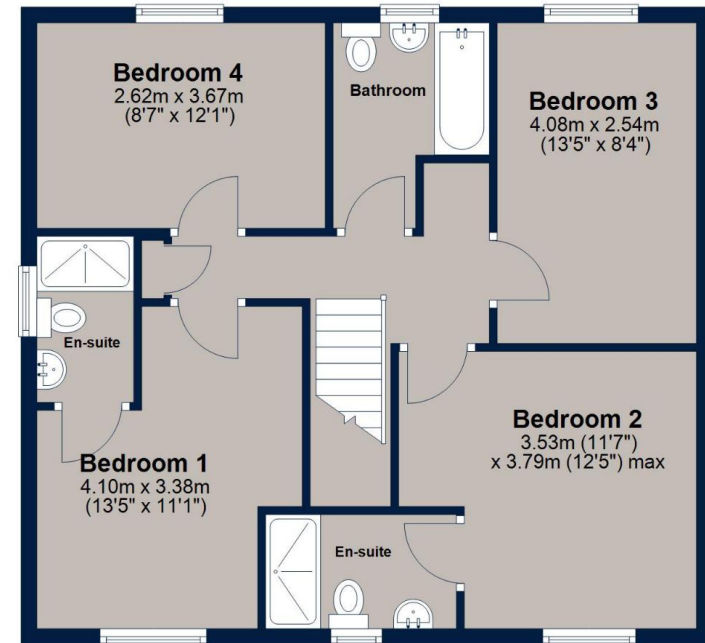
## Ground Floor

Approx. 82.1 sq. metres (884.0 sq. feet)



## First Floor

Approx. 68.8 sq. metres (741.0 sq. feet)



Total area: approx. 151.0 sq. metres (1624.9 sq. feet)



## Key Information

Local Authority: Melton Borough Council

Council Tax Band: TBC

Tenure: Freehold

EPC Rating: B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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