



Fisher Drive, Melton Mowbray
£420,000





Plot 6o (The Rose) - priced at £450,000

About the Home

The Rose is a 4-bedroom home with plenty of space, including an open-plan kitchen, dining, and family area, a spacious dual-aspect living room, and two en suites.

A stunning exterior opens onto a welcoming hallway, providing access to a spacious dual-aspect living room with French doors to the rear garden, plus a family area to the front of the home. The dual-aspect family space flows through open-plan space to a well-appointed kitchen with fitted units and integrated appliances, then to a dining area with a second set of French doors to the garden. An adjacent utility room offers a second sink and additional preparation space. A downstairs cloakroom and two storage cupboards to the hall complete the ground floor.

On the first floor, bedrooms 1 and 2 feature en suites, with the former also benefitting from a dressing area. Bedrooms 3 and 4 are also found on this floor, alongside the modern family bathroom. All four bedrooms are double in size, and the bathroom is finished to the highest standard, with white sanitaryware, stylish wall tiling, and a separate bath and shower.

EPC Rating: B

Council tax band: TBC

Tenure: Freehold

Estate Management Charge: £96.00 (estimated)

Annual service charge: £97.00 (estimated)

Parking: Driveway

Total Square Footage: 1718.6 (circa)





Roundhouse Park is a development of 2, 3, and 4-bedroom homes in the world-famous Melton Mowbray, Leicestershire. The product mix includes bungalows, semi-detached houses, and detached houses, ensuring that all types of homebuyers are catered for. Exceptional leisure, outstanding shopping, and well-regarded education are all available in the area, along with handy transport links.

Living Room: 6.15m × 3.36m (20'2" × 11')

Kitchen/Breakfast Room: 6.03m × 5.21m (19'9" × 17'1")

Dining Room: 3.45m × 3.09m (11'4" × 10'2")

Utility: 1.87m × 1.70m (6'2" × 5'7")

Bedroom 1: 3.33m × 3.07m (10'11" × 10'1")

Dressing Room: 3.33m × 2.04m (10'11" × 6'8")

Bedroom 2: 3.29m × 3.36m (10'10" × 11')

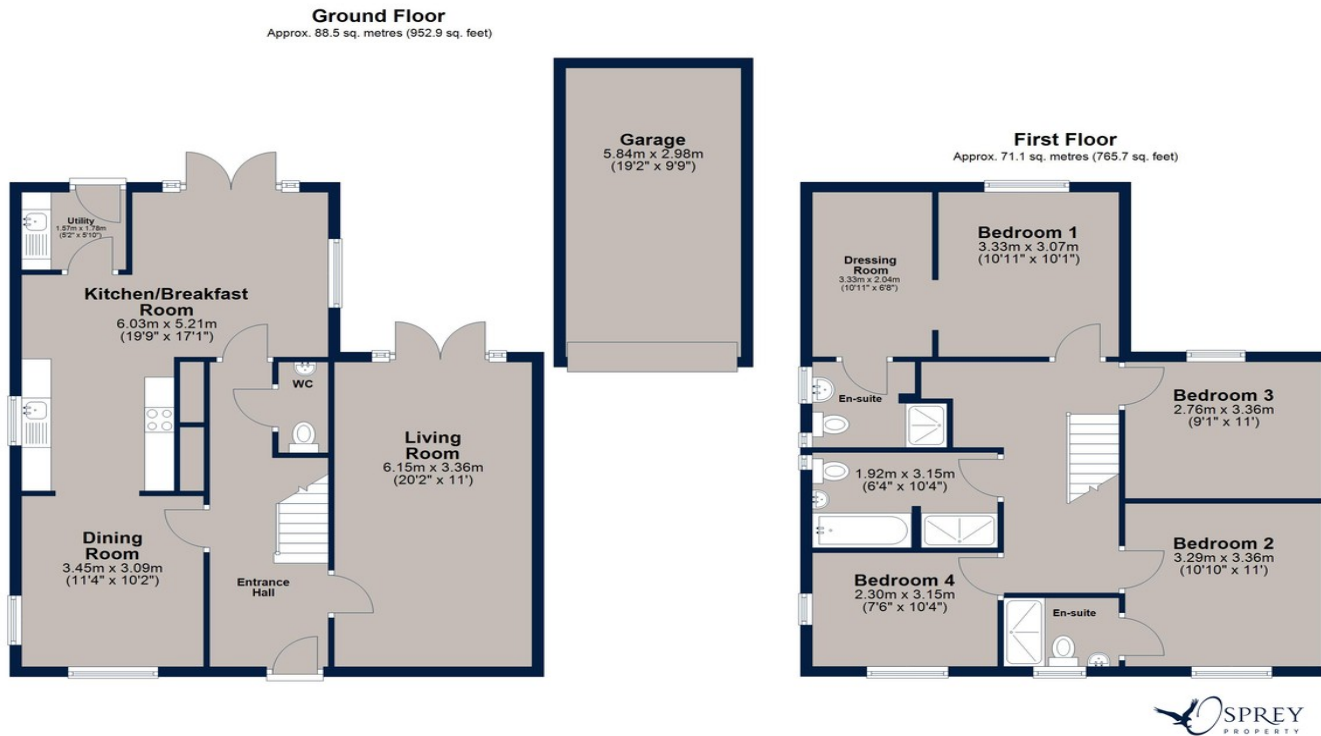
Bedroom 3: 2.76m × 3.36m (9'1" × 11')

Bedroom 4: 2.30m × 3.15m (7'6" × 10'4")





Fisher Drive, Melton Mowbray



Total area: approx. 159.7 sq. metres (1718.6 sq. feet)

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Osprey Melton
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Located at the end of a quiet cul-de-sac, this home possesses extensive dimensions for all of the family, including four bedrooms, three bathrooms (en-suite shower rooms in bedrooms one and two and a family bathroom), extensive dining kitchen and a well-equipped utility.

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		



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