



Offers In Excess Of £485,000 | Freehold
Austen Drive, Melton Mowbray, LE13 0PS





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- Four double bedrooms
 - Impeccable finish
 - Within NHBC warranty
 - North side of Melton Mowbray
 - Low maintenance garden
 - Downstairs WC
 - Turn key property
 - Green space close by
 - Ensuite and dressing room to principal
 - Detached double garage
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This beautifully presented four-bedroom detached home, built by Davidson Homes and still within its NHBC warranty, sits on the sought-after Waterford Heights development to the north side of Melton Mowbray. Positioned next to open green space, it offers an ideal balance of modern comfort, high-quality finish, and family-friendly living.

Step inside the welcoming entrance hall, where a calm, neutral décor and practical flooring set the tone for the rest of the home. Double doors open into a generous living room, creating an inviting space to unwind or entertain. A dedicated study provides the perfect spot for home working or quiet focus, and a ground-floor cloakroom adds to the everyday convenience.

To the rear, the home opens into a stunning open-plan kitchen, dining and family area – the heart of the home and perfect for modern family life. Bathed in natural light from three sets of French doors, this space seamlessly connects to the beautifully landscaped rear garden. The kitchen is both stylish and functional, with sleek cabinetry, contemporary work surfaces and excellent storage, while a separate utility room with external access offers the perfect place to drop muddy boots or unload after a walk in the nearby countryside.





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Upstairs, the generous landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from a private en suite and walk-in dressing area, while the remaining bedrooms are spacious and light, served by a beautifully finished family bathroom with both bath and separate shower.

Outside, the home enjoys an enclosed rear garden designed for both relaxation and entertaining, featuring a patio area, a lawn with mature borders and a private decked seating area complete with bar. To the front, a double driveway provides ample off-road parking and leads to a detached double garage with power and lighting.

Finished to a high standard throughout, this property offers turnkey living in one of Melton Mowbray's most desirable residential developments – perfectly suited to families and professionals alike.

There is a management charge of £220 per year for the maintenance of communal green areas.



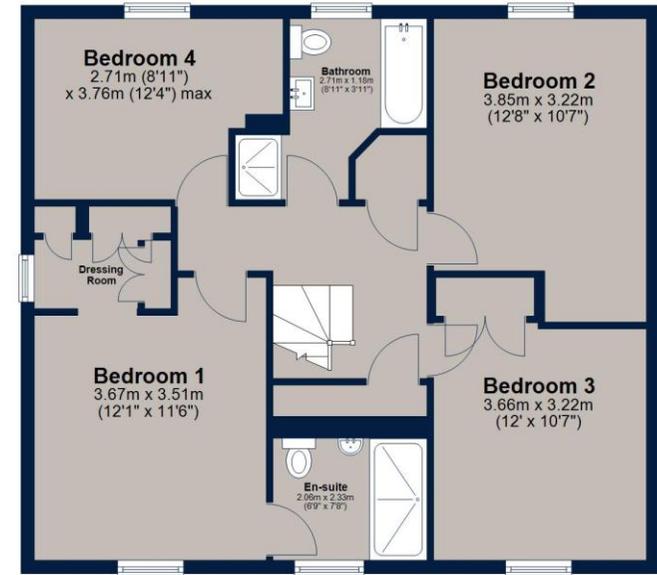
Ground Floor

Approx. 114.7 sq. metres (1235.0 sq. feet)



First Floor

Approx. 70.8 sq. metres (762.5 sq. feet)



Total area: approx. 185.6 sq. metres (1997.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Key Information

Local Authority: Melton Borough

Council Tax Band: F

Tenure: Freehold

EPC Rating: B

Score	Energy rating	Current	Potential
92+	A		93 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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