



Guide Price £469,950 | Freehold
Clark Drive, Melton Mowbray LE13 1HU





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- Income generating solar panels
- Four bedroomed detached family home
- South facing garden with outdoor kitchen
- Substantial driveway parking
- Open plan kitchen-dining-family room
- Boot room and home gym

This four-bedroom detached family home is presented in impeccable order, having been extended to create a stylish, versatile and practical space perfectly suited to modern family life.

The home offers everything a growing family could require, balancing open-plan sociable living with useful day-to-day practicality. Upon entering, a handy boot room just off the hallway provides the perfect drop zone for coats, shoes and school bags, keeping the main living areas clutter-free. The former garage has also been cleverly converted and is currently arranged as a part home gym and part store room, offering flexible additional space to suit a variety of needs.

At the heart of the property lies the vendors' favourite feature – the stunning extended open-plan kitchen, dining and sun-room. Bathed in natural light thanks to its desirable south-facing aspect, this space is ideal for both everyday family living and entertaining.

The contemporary kitchen boasts quality cabinetry, warm wooden worktops, integrated appliances and a central island with breakfast bar seating, flowing seamlessly into the dining and relaxed seating areas to create a wonderfully sociable environment.









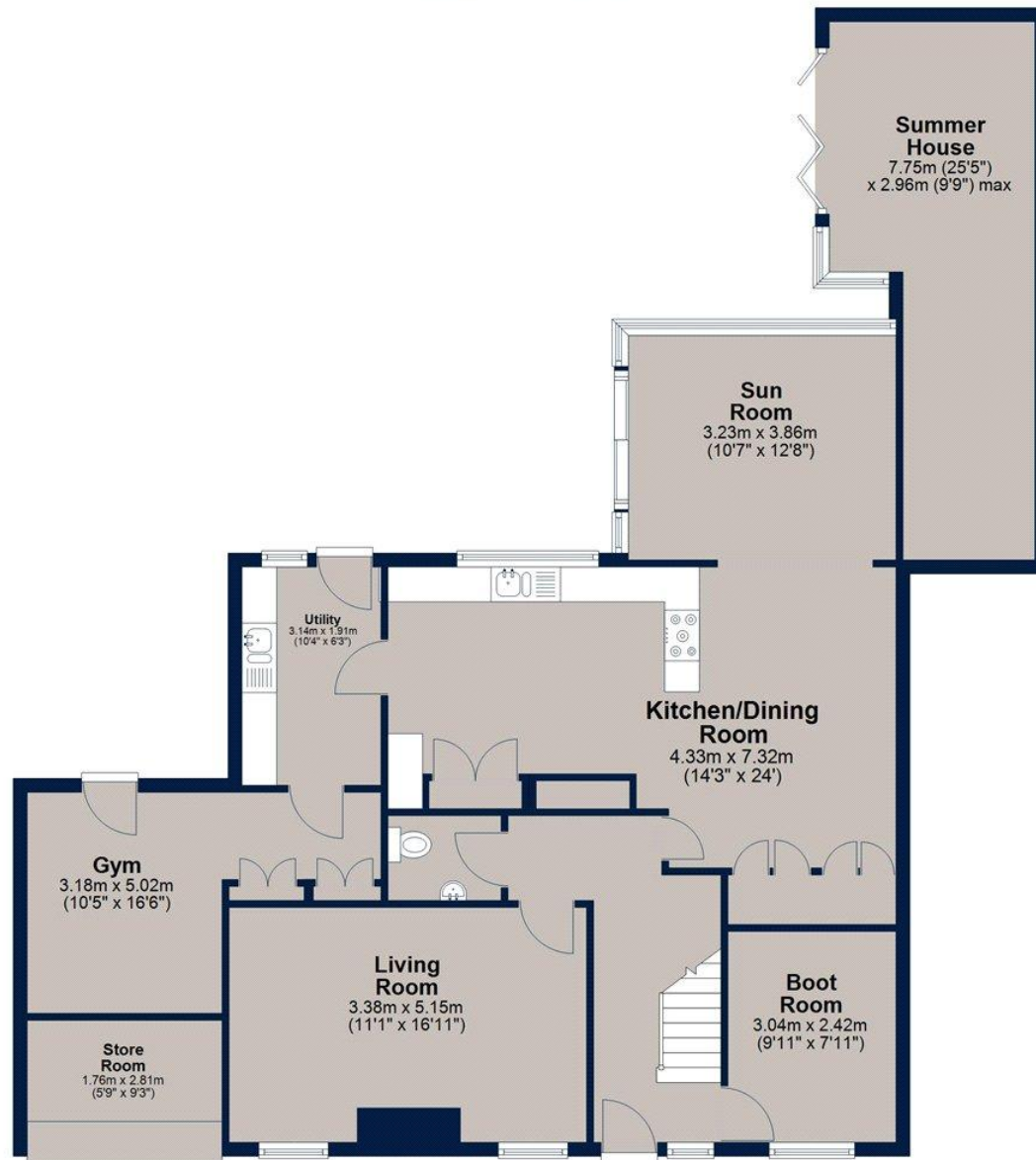
Upstairs, the four well-proportioned bedrooms provide comfortable and flexible accommodation. The principal suite is particularly impressive, featuring built-in wardrobes, tasteful wooden accents and a sleek en-suite shower room, creating a calm and private retreat. The remaining bedrooms are ideal for children, guests or home working, all finished to the same high standard as the rest of the home.

The south-facing garden has been designed for enjoyment, with an expansive artificial lawned area, raised decking and an outdoor kitchen area. A summer house – currently used as an outside bar – offers the perfect setting for hosting friends and family.



Ground Floor

Main area: approx. 106.2 sq. metres (1142.9 sq. feet)
Plus outbuildings: approx. 18.5 sq. metres (199.6 sq. feet)



Main area: Approx. 159.6 sq. metres (1718.1 sq. feet)

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First Floor

Approx. 53.4 sq. metres (575.2 sq. feet)



Key Information

Local Authority: Melton Borough

Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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