



Offers Over £365,000 | Freehold

Wymondham Way, Melton Mowbray, Leicestershire, LE13 1HP





Key Features & Description

- Detached Family Home
- Four Bedrooms
- Downstairs WC
- Open-plan Kitchen/Diner
- Enclosed Rear Garden
- Generous Driveway
- EPC Rating D | Council Tax Band D

EXCELLENT LOCATION NEXT TO MELTON COUNTRY PARK. DRIVEWAY AND GARAGE. 4 DOUBLE BEDROOMS. ENSUITE. FAMILY BATHROOM. BEAUTIFUL PRIVATE GARDEN.

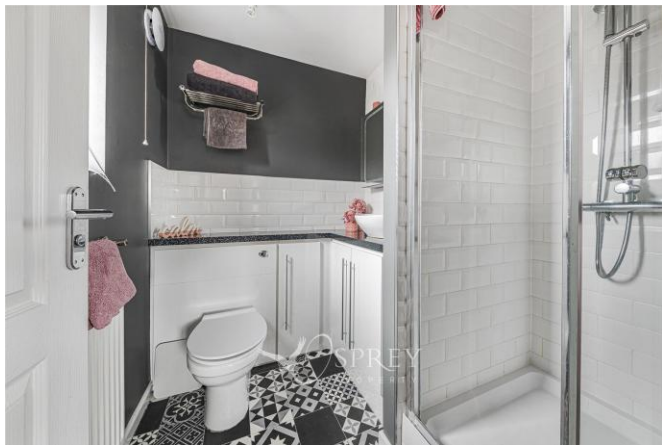
Situated in a sought-after residential location, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation extending to approximately 1,147 sq. ft. (106.6 sq. m).

The property welcomes you with a spacious entrance hall leading to a generous bay-fronted living room, providing the perfect space for relaxation and family living. To the rear, the impressive kitchen/diner offers ample space for both cooking and entertaining, with direct access to the rear garden. The ground floor also benefits from a convenient downstairs WC, useful under-stairs storage, and an integral door from the kitchen providing direct access to the garage. Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout provides excellent flexibility for growing families, home working, or guest accommodation.

Externally, the property enjoys a generous driveway providing ample off-road parking and access to the integral garage. To the rear, the enclosed garden offers a private outdoor space ideal for families and entertaining. A particular highlight is the superb garden room situated at the end of the garden, complete with power, lighting, and a log burner, creating a versatile year-round space ideal as a relaxing retreat.

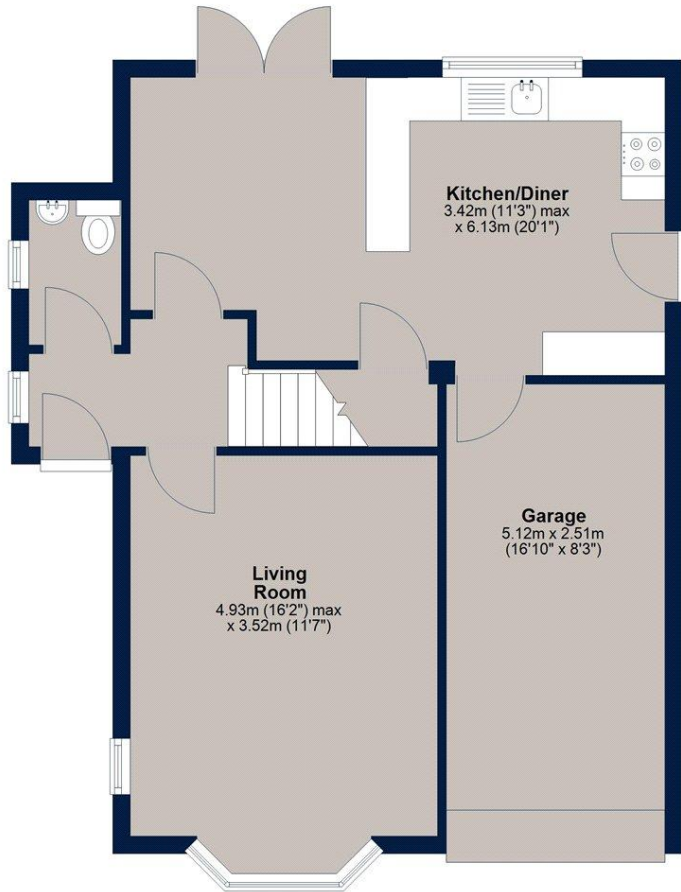
Located within easy reach of local schools, amenities, transport links and Melton Mowbray town centre, this fantastic home enjoys a highly desirable position just a short walk from the popular Melton Country Park, offering excellent access to open green space, walking routes, recreational facilities and family-friendly outdoor activities.





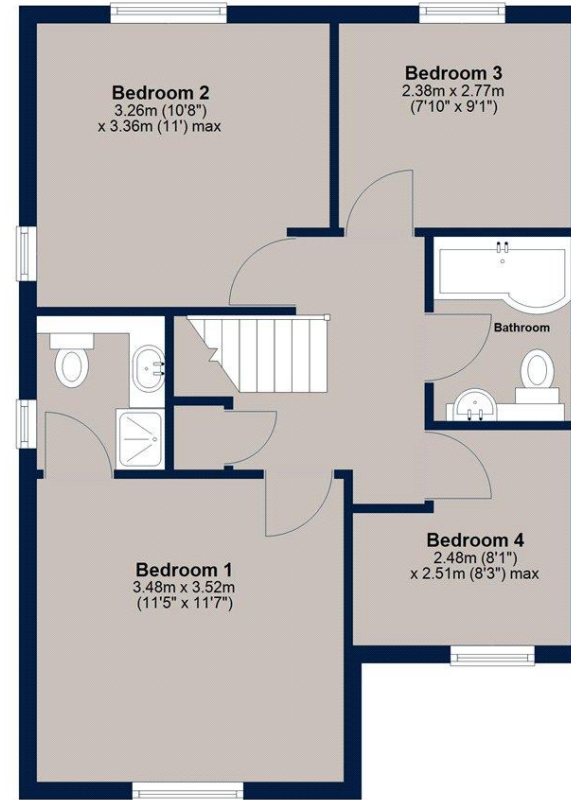
Ground Floor

Approx. 56.9 sq. metres (612.8 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



Total area: approx. 106.6 sq. metres (1147.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
Plan produced using PlanUp.

Important Notice

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Osprey Melton Mowbray Sales
8A Burton Street, Melton Mowbray, Leicestershire LE13 1AE
T: 01664 778170 | melton@osprey-property.co.uk
osprey-property.co.uk