



Guide Price £390,000-£410,000 | Freehold
Wymondham Way, Melton Mowbray, LE13 1HP





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- Detached Family Home
 - Four Bedrooms
 - Downstairs WC
 - Open-plan Kitchen/Diner
 - Enclosed Rear Garden
 - Generous Driveway
-

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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.

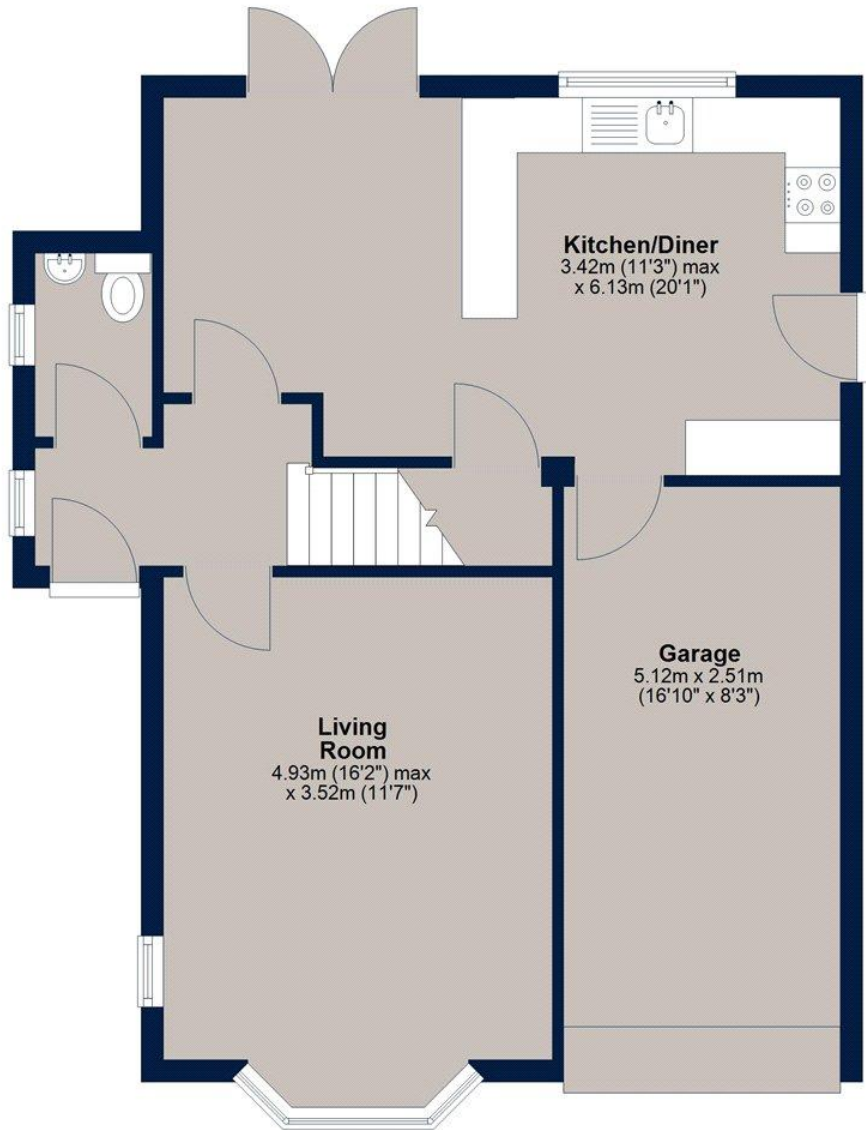
To the rear, the enclosed garden offers a private outdoor space ideal for families and entertaining. A particular highlight is the superb garden room situated at the end of the garden, complete with power, lighting, and a log burner, creating a versatile year-round space ideal as a relaxing retreat.

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.



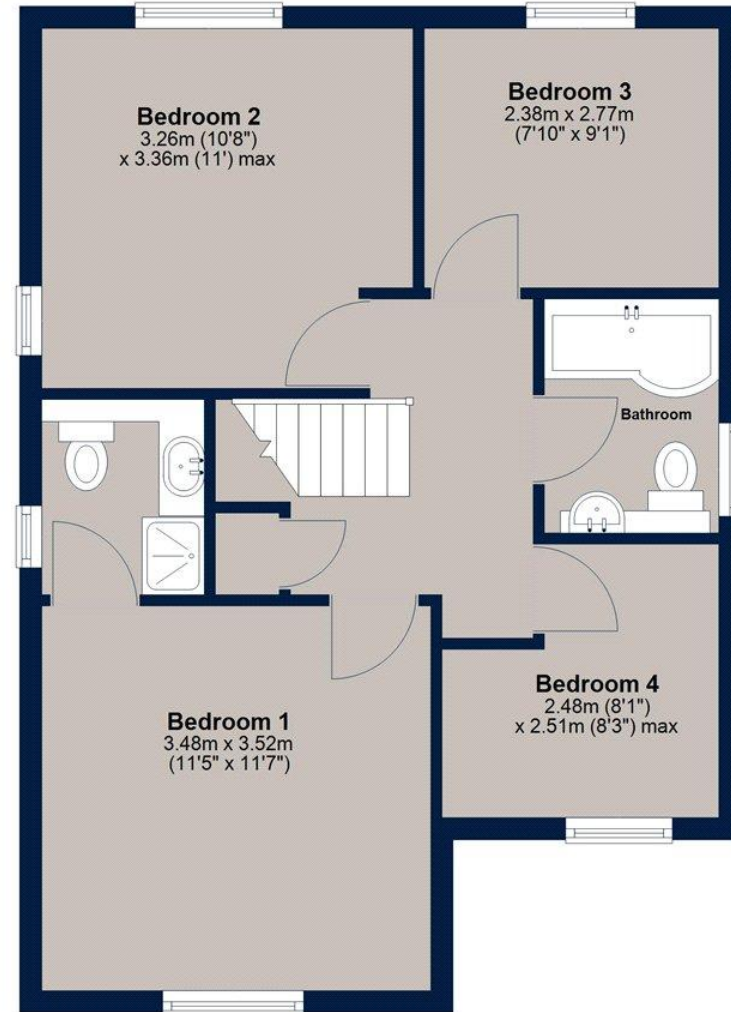
Ground Floor

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
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Key Information

Local Authority - Melton Borough Council

Council Tax Band - D

Tenure - Freehold

EPC Rating - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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