



Guide Price £325,000-£350,000 | Freehold  
Winchester Drive, Melton Mowbray, LE13 OPE





## Winchester Drive, Melton Mowbray, LE13 0PE

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- Three Bedrooms
  - Double Garage
  - Master with En-suite
  - Kitchen/Diner
  - Close to Local Amenities
  - Quiet Area
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Situated within a popular residential area of Melton Mowbray, this well-presented three-bedroom detached family home offers spacious and versatile accommodation extending to approximately 1,237 sq. ft., together with a double garage and ample off-road parking.

The property is entered via a welcoming entrance hallway, providing access to the principal ground floor accommodation. To the front of the property is a generous living room, featuring a bay window that allows plenty of natural light to flood the space, creating a bright and inviting environment for relaxing and entertaining.

To the rear, the property benefits from a spacious kitchen/breakfast room, fitted with a range of units and offering ample worktop and dining space for everyday family life.







A useful utility room provides additional storage and laundry facilities. Adjacent to the kitchen is a dining area, ideal for formal dining or family gatherings, with convenient access to the rear garden. Completing the ground floor is a useful cloakroom/WC.

The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room.

Bedroom two is a comfortable double bedroom, while bedroom three is currently utilised as a home office but is of sufficient size to accommodate a single bed, making it ideal as a child's bedroom, nursery or study. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a double-width driveway providing ample off-road parking and leading to a substantial double garage, offering excellent storage, workshop potential or secure parking.

The property also benefits from an enclosed rear garden, providing an ideal outdoor space for families, entertaining and enjoying the warmer months.

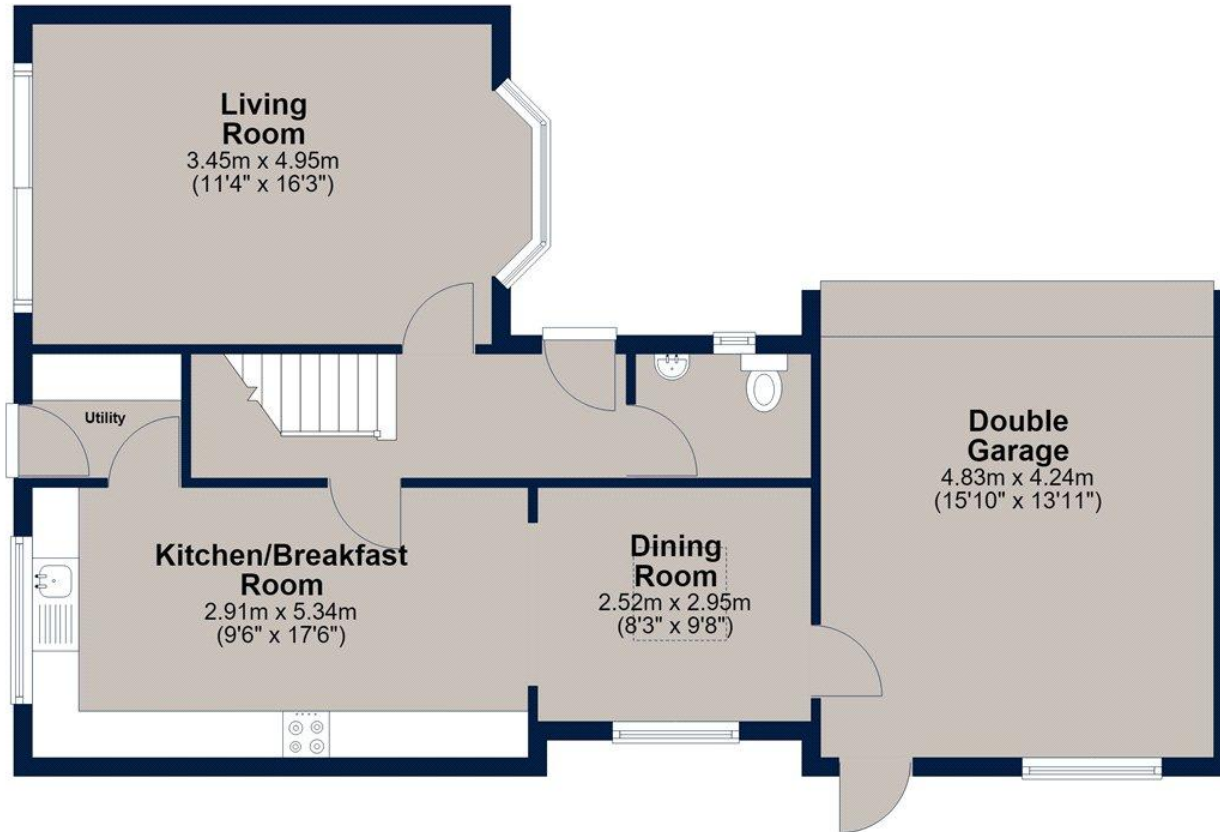
Conveniently located for local amenities, schools and transport links, this attractive detached home presents an excellent opportunity for a wide range of buyers, including growing families and those seeking additional space to work from home.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



### Ground Floor

Approx. 74.0 sq. metres (796.1 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



Total area: approx. 114.9 sq. metres (1237.3 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](http://www.m-photo.pro)  
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## Key Information

Local Authority - Melton Borough Council

Council Tax Band - D

Tenure - Freehold

EPC Rating - To be confirmed



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