



 SPREY  
PROPERTY

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Lincoln Drive, Melton Mowbray  
Offers over £460,000.









This immaculately presented four-bedroom home, sits on prestigious Lincoln Drive, and offers circa 2000 square feet of accommodation. Externally there is parking for numerous vehicles, a garage and an enviable south facing garden.

Located to the south of Melton Mowbray, this property combines modern open plan family living with generous proportions and a high-end finish. This stunning residence has an abundance of natural light, and is positioned on a good-sized plot, with zoned garden areas to the rear.

The property has been thoughtfully configured to provide an entrance hall, contemporary kitchen/breakfast room, utility, separate living room and a cloakroom to the ground floor. The first floor offers four double bedrooms and a well-appointed family bathroom; the principal bedroom has an en-suite. Outside is a good sized, pretty garden with a large seating area, split level lawns, paved barbecue area and well-established trees, shrubs, and flower borders. The front offers parking for several vehicles and a garage. The property benefits from solar panels which are owned - please ask for more details.

The current owners have enjoyed the quiet and well-established location, the south facing gardens and the large living space and bedrooms.







Tenure: Freehold  
All mains service.  
Council tax band E  
EPC: D











PORCH

ENTRANCE HALL

LIVING ROOM 6.53m x 3.64m (21'5" x 11'11")

DINING ROOM 3.55m x 3.48m (11'8" x 11'5")

KITCHEN/BREAKFAST ROOM 3.26m (max) x 6.80m (10'8" max x 22'4")

UTILITY ROOM

WC

LANDING

BEDROOM 1 4.10 x 3.47m (13'5" x 11'5")

EN-SUITE

BEDROOM 2 3.59m x 3.61m (11'9" x 11'10")

BEDROOM 3 3.45m x 3.50m (11'4" x 11'6")

BEDROOM 4 2.65M X 3.61M (8'8" X 11'10")

BATHROOM

WC

GARAGE 5.56m x 2.77m (18'3" x 9'1")









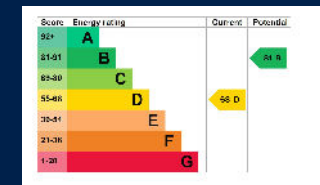
# Lincoln Drive, Melton Mowbray



Total area: approx. 185.0 sq. metres (1991.0 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  
 Plan produced using PlanIt.



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**Osprey Oakham**  
 4 Burley Road  
 Oakham  
 Rutland LE15 6DH  
 01572 756675  
 oakham@osprey-property.co.uk

**Osprey Stamford**  
 7 Red Lion Street  
 Stamford  
 Lincolnshire, PE9 1PA  
 01780 769269  
 stamford@osprey-property.co.uk

**Osprey Oundle**  
 6 Crown Court  
 Market Place  
 Oundle, PE8 4BQ  
 01832 272225  
 oundle@osprey-property.co.uk

**Osprey Melton**  
 8 Burton Road  
 Melton  
 Leicestershire, LE13 1AE  
 01664 778170  
 melton@osprey-property.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements