



Asking Price £390,000 | Freehold
Manners Drive, Melton Mowbray LE13 1ED





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- Immaculately presented throughout
 - Four-bedroom detached family home
 - Three double bedrooms & one single bedroom
 - Spacious open-plan living and dining area
 - Large double doors opening onto the garden
 - Bright and spacious main living area
 - Well-appointed kitchen
 - Useful utility room with additional storage
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DETACHED FAMILY HOME* *INTEGRATED GARAGE* *4 BEDROOMS* * SPACIOUS LIVING/DINER* *LARGE DRIVEWAY* * BEAUTIFULLY PRESENTED THROUGHOUT



A beautifully presented and spacious four-bedroom detached family home situated on the popular and peaceful Manners Drive in Melton Mowbray.

With a large driveway offering space for upto 3 cars, and a single integrated garage, this is a perfect family home.

The welcoming entrance hall leads to a well-equipped kitchen with a useful utility room and additional storage, with the integrated garage conveniently positioned to the opposite side.

The real highlight of the home is the fantastic spacious open-plan living and dining area.

Offering plenty of room for both everyday family life and entertaining, this beautiful space features 2 large bifold doors opening onto the rear garden, creating a bright and wonderfully open feel while providing convenient connection between the inside and outside.







The low-maintenance garden is arranged into different areas, providing plenty of space for outdoor dining, relaxing, family time and entertaining.

Upstairs are four bedrooms — three doubles and a single, with the fourth bedroom offering excellent flexibility as a home office, dressing room or child's bedroom.

The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Located on a quiet road, Manners Drive is just a short walk from Melton Country Park and a short drive from Melton Mowbray town centre and its wide range of local amenities.

Immaculately presented, spacious and perfectly suited to modern family living, this is a fantastic home that deserves to be viewed.



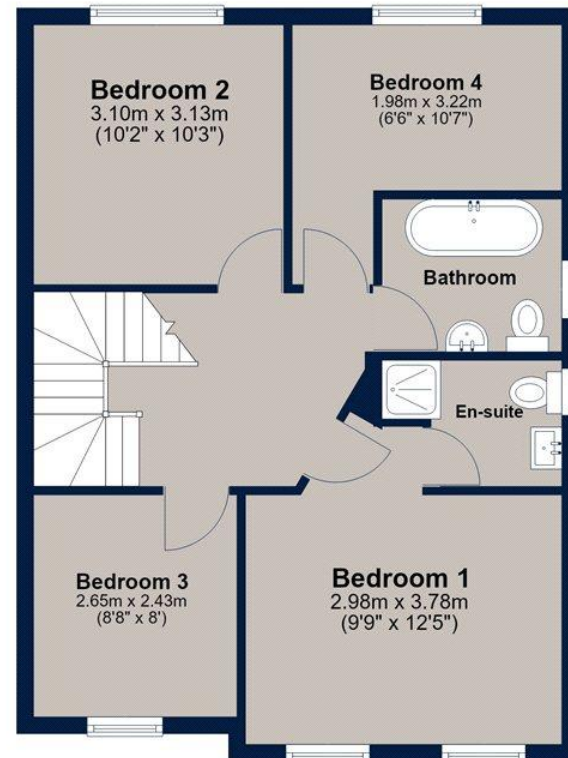
Ground Floor

Approx. 68.8 sq. metres (740.2 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



Total area: approx. 122.6 sq. metres (1319.2 sq. feet)

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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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