



Hunt Drive, Melton Mowbray
£475,000





A rare find; tucked away off of a private driveway of just three properties, situated within the sought after Thorpe Park area of Melton, this detached bungalow offers c. 1,600 square feet of immaculately presented accommodation.

The internal accommodation has been maintained to a meticulous standard; the welcoming entrance hall is spacious and light, with the kitchen/breakfast room situated on the left. A superb space for culinary endeavours offering ample room for a dining space for a table of four or more, with a range of wall and base level units in light oak, integrated appliances, electric hob and electric double oven. The utility room is situated just off the kitchen and houses the Gloworm combi boiler, just two years old, and brand-new consumer unit.

There are some generous reception dimensions to the property; the living room is a great size and space for entertaining, and benefits from having the option for open fire or wood burner installed. Double glazed doors lead into the conservatory offering panoramic views of the garden and fishpond. There is a separate dining room which could be a hobby room or fourth bedroom, subject to purchaser preference.

The property offers three well balanced bedrooms, with an en-suite to the master. The master suite is furnished well with built in units and wardrobes, benefits from a TV point and currently homes a king-sized bed. The shower within the en-suite runs off mains hot water supply. There is also a family bathroom with radiator installed in the airing cupboard and a new electric shower.





External specification is well-maintained and very well presented. The garden is well manicured, mainly laid to lawn with an excellent patio space. There is a range of shrubs and trees within the garden, of note are the maple trees, and fishpond currently homing an abundance of Koi and goldfish. The property benefits from driveway parking for several vehicles as well as gated access to the patio which offers considerable space for the parking of a caravan or boat.

All mains' services
Tenure: Freehold
EPC Rating: D
Council Tax Band: E





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Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Standed railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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