



Fisher Drive, Melton Mowbray
£400,000





Boasting four double bedrooms, an open-plan kitchen, family, and dining area, and a useful utility room, The Aster is ideal for family life.

Plot 60 enjoys a quiet, end of cul-de-sac situation with a tandem length driveway and single garage.

The ground floor comprises a front-facing living room, an immaculate dining area, and cloakroom. To the rear of the home, the kitchen area features a sought-after breakfast bar, integrated appliances, and fitted cupboards. Adjoining this is the utility room, which also boasts outside access.

To the first floor, bedrooms 1 and 2 feature stylish en suites finished with Roca sanitaryware and Bristan chrome brassware. The remaining two bedrooms share the contemporary family bathroom.

Additional information

Estate Management Charge: £96.00 (Estimated)

Parking: Driveway

Internal Area: 1494 sq. ft.

Annual service charge: £97.00 (Estimated)

Council tax band: TBC

Tenure: Freehold





ABOUT THE DEVELOPMENT Roundhouse Park is a development of 2, 3, and 4-bedroom homes in the world-famous Melton Mowbray, Leicestershire. The product mix includes bungalows, semi-detached houses, and detached houses, ensuring that all types of homebuyers are catered for. Exceptional leisure, outstanding shopping, and well-regarded education are all available in the area, along with handy transport links.

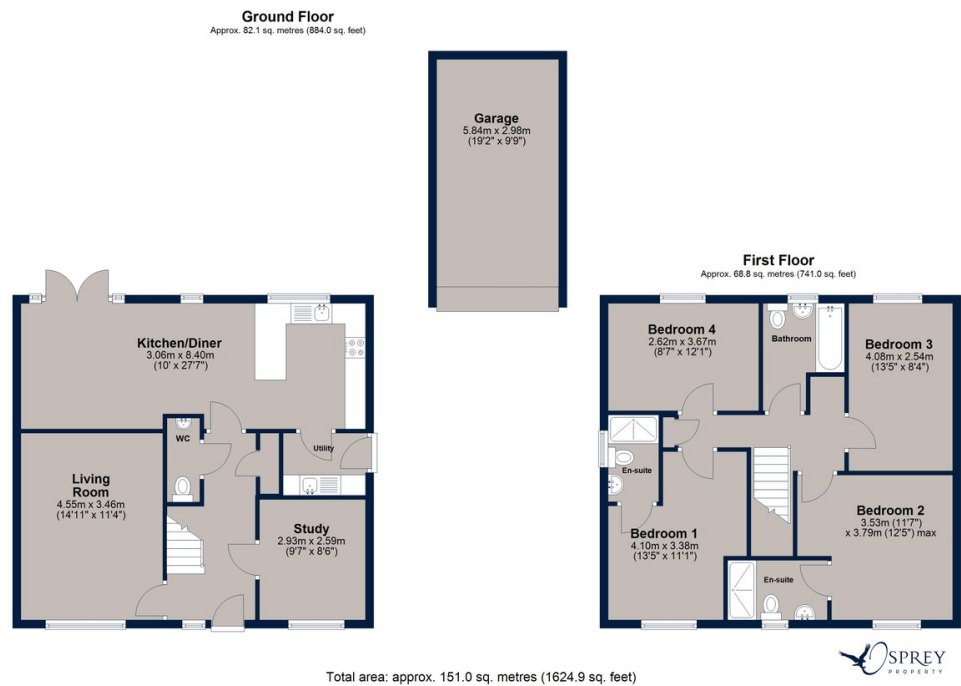
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TOWN LIFE Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, 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/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).





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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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