



6 Hartland Drive, Melton Mowbray

Offers Over £375,000

 **NEWTON FALLOWELL**

6 Hartland Drive

Melton Mowbray

This impressive five-bedroom semi-detached house is situated in a quiet cul-de-sac location, offering a superb blend of spacious accommodation and modern family living within easy walking distance of local amenities.

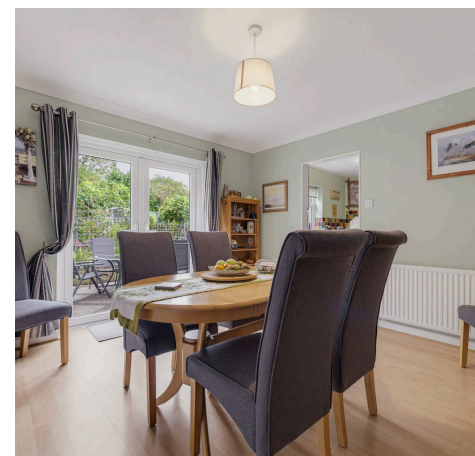
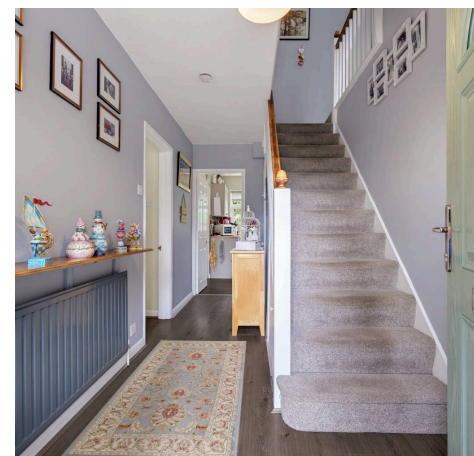
Upon entering the property, you are greeted by a welcoming hallway that leads into the bay fronted lounge, filled with natural light.

The heart of the home is the well-appointed kitchen, which features contemporary units and ample worktop space, seamlessly connected to a dining room with french door leading to the garden and a practical utility room that offers additional storage and laundry facilities with a further door leading to integral garage and rear garden.

Upstairs, the property boasts five well-proportioned bedrooms, four of which are a comfortable double in size, each thoughtfully designed to provide comfort and flexibility for growing families, guests, or home working needs. The principal bedroom is particularly noteworthy, offering ample space for a king-size bed and additional furnishings, while the remaining bedrooms are equally inviting and benefit from large windows flooding with natural light.

The family bathroom is finished to a high standard, featuring modern fixtures and fittings for a turn key feel. Additional benefits include gas central heating, double glazing throughout, and an integral garage that provides secure storage or parking.

The property also features a driveway, ensuring convenient off-road parking for multiple vehicles. This delightful home is ideally positioned for easy access to shops, schools, and transport links, making it a perfect choice for families





Entrance Hall

Cloakroom WC

Living Room

12' 10" x 11' 11" (3.91m x 3.63m)

Dining Room

12' 2" x 11' 10" (3.70m x 3.61m)

Kitchen

8' 6" x 11' 9" (2.58m x 3.58m)

Utility Room

Bedroom One

12' 9" x 11' 11" (3.88m x 3.64m)

Bedroom Two

12' 2" x 11' 11" (3.70m x 3.63m)

Bedroom Three

10' 8" x 9' 9" (3.26m x 2.96m)

Bedroom Four

12' 0" x 9' 10" (3.66m x 3.00m)

Bedroom Five

8' 6" x 6' 9" (2.59m x 2.05m)

Bathroom



Council Tax: C

EPC Rating: D

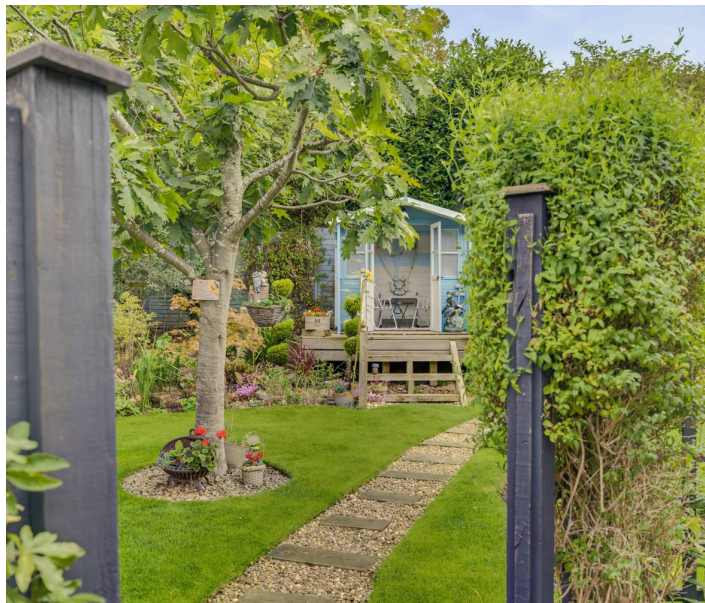
Freehold





A beautiful landscaped garden with a vast array of mature shrubs, trees and flowers

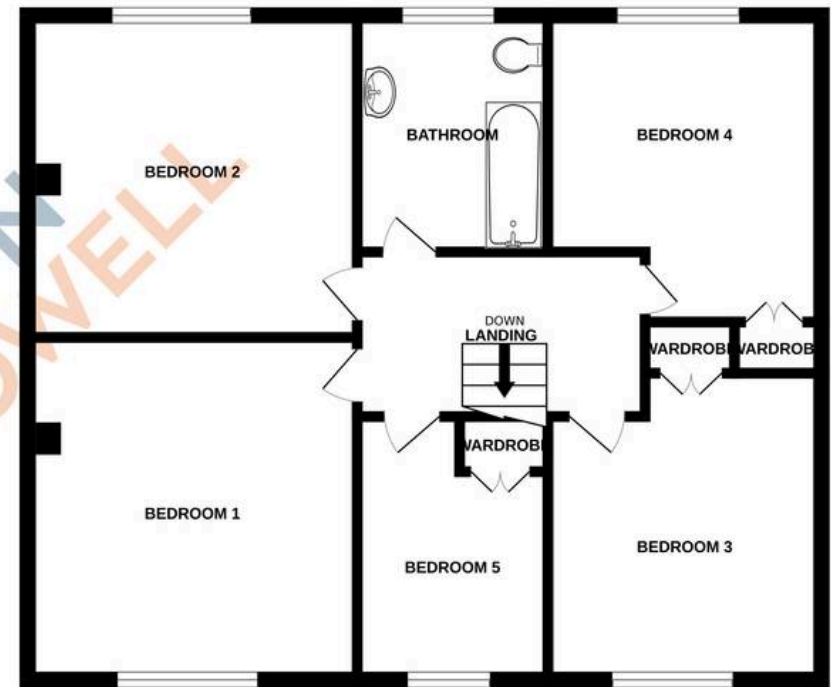
A block paved driveway providing off-road parking leading to an integrated garage with an up and over door, power and light.



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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