



DORSET DRIVE
MELTON MOWBRAY

JAMES
SELICKS



“... THREE-BEDROOM DETACHED BUNGALOW ...”

A deceptively spacious three-bedroom detached bungalow with a double garage, set on a generous plot and enjoying stunning countryside views, conveniently located on the edge of Melton Mowbray.

Kitchen • Two Reception Rooms • Utility Room • Three Bedrooms • One Bathroom • Off-Road Parking, Double Garage • Generous South-Facing Garden • Countryside Views • Walking Distance to Amenities • EPC - D

Accommodation

Enter the property into a welcoming entrance hall, which provides access to the living accommodation on the left and the bedroom and bathroom areas to the right. Straight ahead is the kitchen, fitted with a range of units and integrated appliances. A door leads into a useful utility space, offering ample room for white goods, with an additional door opening directly onto the garden. From either the entrance hall or the kitchen, access is provided to the L-shaped living and dining area. This light and airy space features a dining area with a window overlooking the garden and beyond, while the living area is centred around a gas fire and opens via sliding doors into a conservatory. The conservatory offers a fantastic year-round space to enjoy views over the garden and the surrounding countryside.

To the right of the entrance hall are three bedrooms. The primary bedroom is generously sized, with built-in wardrobes and windows framing delightful countryside views. All three bedrooms share a bathroom, which comprises a bath, wash hand basin, low-flush WC, and heated towel rail.

Outside

Externally, the property is approached via a large block-paved driveway, predominantly covered by a carport, leading to an attached double garage with an up-and-over door. Pedestrian access is available on both sides of the property, providing convenient entry to the garden. The south-facing garden is extensive and predominantly laid to lawn, beautifully landscaped with mature planting, specimen trees, and a patio area. Pathways lead to different areas of the garden, which also includes a shed, greenhouse, and a designated vegetable patch with raised planters. Enclosed on all sides, the garden enjoys exceptional countryside views to the south, offering privacy and a tranquil setting.



Location

Melton Mowbray is a vibrant market town combining historic charm with modern convenience. Enjoy excellent local shops, cafés, and restaurants, alongside top schools including Oakham, Loughborough Endowed Schools, Ratcliffe College, and Leicester Grammar. Surrounded by beautiful countryside, it's perfect for walking, cycling, and outdoor leisure. Excellent transport links connect the town to Leicester, Nottingham, Loughborough, Grantham, Oakham, and Stamford, with London reachable in just over an hour via high-speed rail from Grantham or Leicester. Ideal for families, professionals, and anyone seeking the perfect balance of town and country living.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Melton Borough Council – Tax Band D

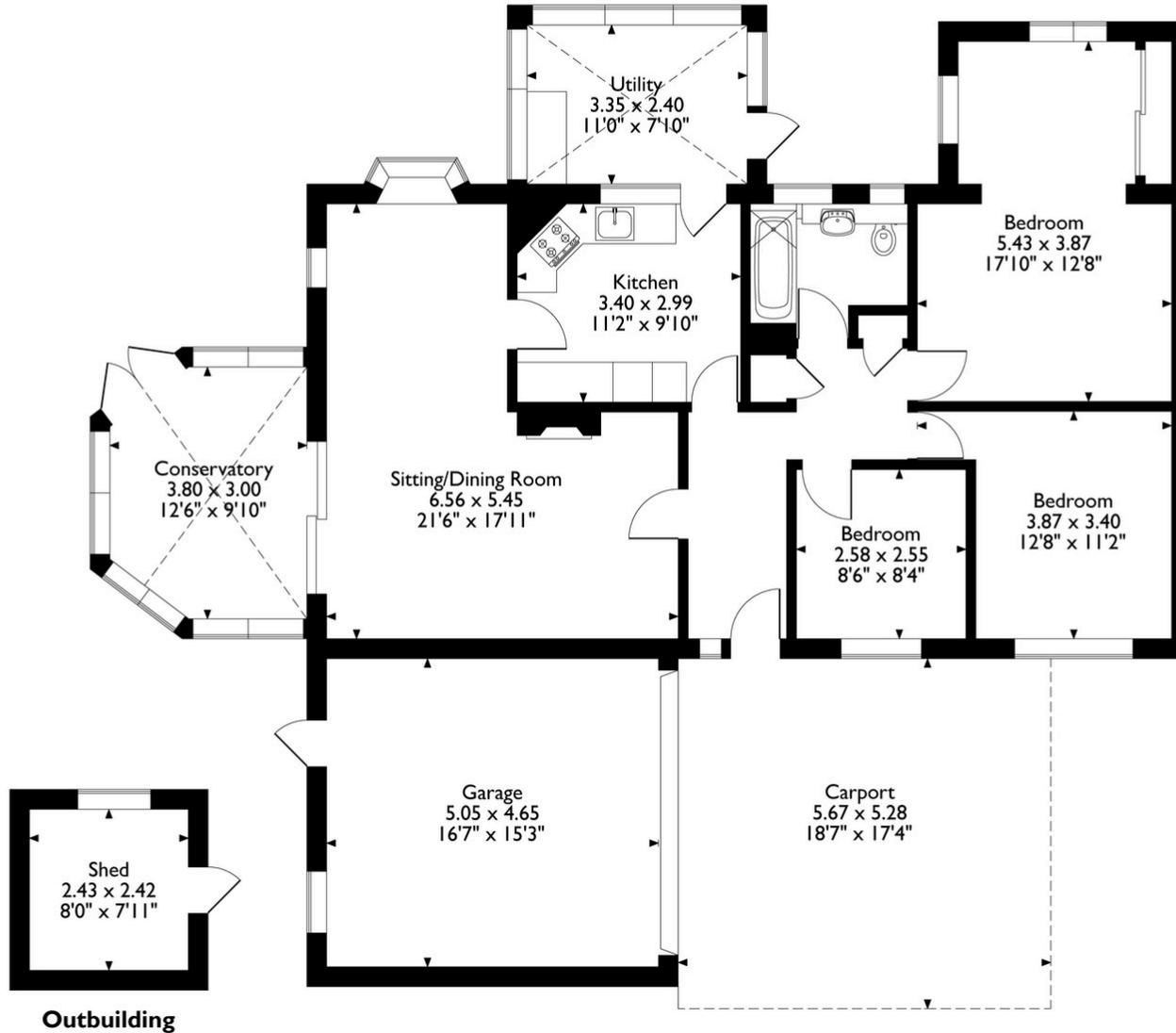
Tenure

Freehold



7 Dorset Drive, Melton Mowbray LE13 0JN

House Total Approx. Gross Internal Floor Area = 1216 ft² / 113 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



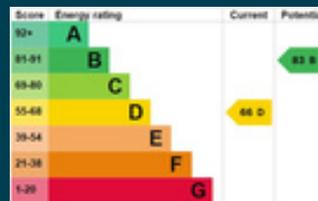
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.