



**8a Hamilton Drive, Melton Mowbray, LE13 0QY**  
**£750,000**

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 8a Hamilton Drive Melton Mowbray LE13 0QY

---

Set in a premier location, this stunning four-bedroom home represents a complete reimagining of contemporary family living, where cutting-edge sustainability meets high-end craftsmanship.

The interior has been transformed by a comprehensive 2024/2025 renovation, headlined by a bespoke Magnet culinary space with premium stone surfaces and a striking glass-and-oak staircase that anchors the bright entrance.

Beyond the garden room, the grounds have been engineered for relaxation and efficiency, featuring a professional-tier swim spa warmed by air-source technology and a substantial solar-and-battery network that provides significant energy independence.

Complete with a dedicated vehicle charging station and a sleek, multi-car driveway, this residence offers a rare combination of eco-conscious infrastructure and sophisticated, move-in-ready style.



## Shouler & Son

Land & Estate Agents, Valuers & Auctioneers



## Description

A masterclass in modern living, Lincoln House is a superb detached family residence that has been meticulously renovated and extended to an exceptional standard. Occupying a generous plot on the sought-after Hamilton Drive, this home seamlessly blends high-specification technology with elegant design. From the expansive 2025 solar installation and 19kw battery storage to the stunning 2024 Magnet kitchen and a professional-grade outdoor swim spa, every detail has been considered to provide a luxurious, energy-efficient lifestyle. With four flexible bedrooms, multiple en-suites, and a brand-new garden room with bi-folds, this is a rare opportunity to acquire a "turn-key" property of true distinction in the heart of Melton Mowbray.

The heart of the home is the magnificent Kitchen and Family Area, refitted in 2024 with a premium Magnet suite. It is a chef's dream, featuring Silestone Quartz worktops, a Qettle instant hot/filtered cold tap, and a suite of high-end AEG appliances including twin pyrolytic ovens, combination microwaves, and an induction extractor hob. The space is finished with underfloor heating and thoughtful touches like a plumbed-in Liebherr ice maker.

The Hallway sets a sophisticated tone with oak flooring and a contemporary glass balustrade staircase. This leads to the Living Room, a dual-aspect sanctuary featuring a limestone fireplace and gas fire. For those seeking a connection to the outdoors, the 2025 Garden Room/Office boasts dual-aspect bi-fold doors and underfloor heating, perfect for year-round use. The ground floor is completed by a versatile Gym/Dining Room, a well-equipped Utility, and a modern cloakroom.

Upstairs, the accommodation is equally impressive. The Principal Bedroom Suite and Second Bedroom Suite both benefited from full en-suite refurbishments in 2025, featuring double showers and floor-to-ceiling tiling. A Third Bedroom Suite offers further guest comfort with its own en-suite, while the Family Bathroom was also completely refitted in 2025 with an L-shaped bath and vanity storage.

The property is a leader in sustainability, featuring a 3.9kw Solar Array installed in 2025 on the south-facing roof, paired with 19kw FoxESS battery storage in the garage to significantly slash running costs. The front features a newly tarmacked driveway (2025) with sensor-controlled LED lighting and parking for six vehicles, complemented by a dedicated electric car charging point.

The rear garden is an entertainer's paradise. A large patio leads to a bespoke Oak Pergola, pre-wired and plumbed for an outdoor kitchen. The crowning glory is the 7m Vitality Deep Swim Spa, featuring a dedicated swimming zone and a 7-person hot tub, all kept efficient via dual air-source heat pumps.



Drawing Room



Kitchen



Sitting Area



Study



Principal Bedroom



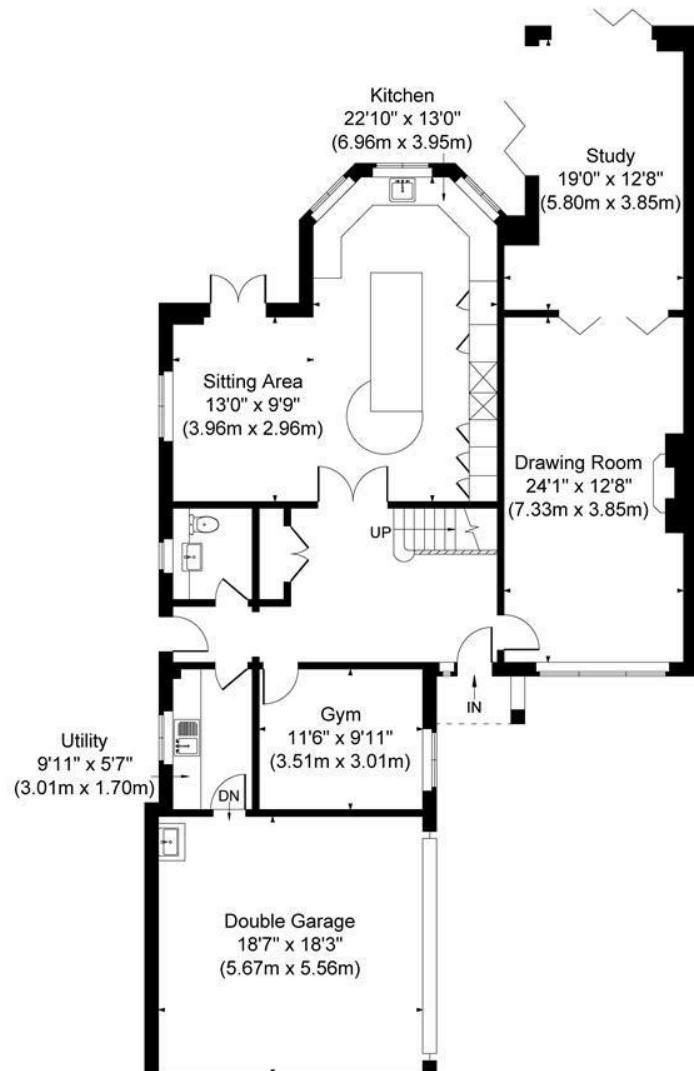
Bedroom



Bedroom



Bathroom



8a Hamilton Drive, Melton Mowbray

Approximate Gross Internal Area

Main House = 231 sq.m/2483 sq.ft

Garage = 32 sq.m/339 sq.ft

Total = 263 sq.m/2822 sq.ft

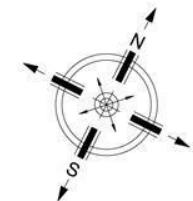


Illustration for identification purposes only, measurements are approximate, not to scale.

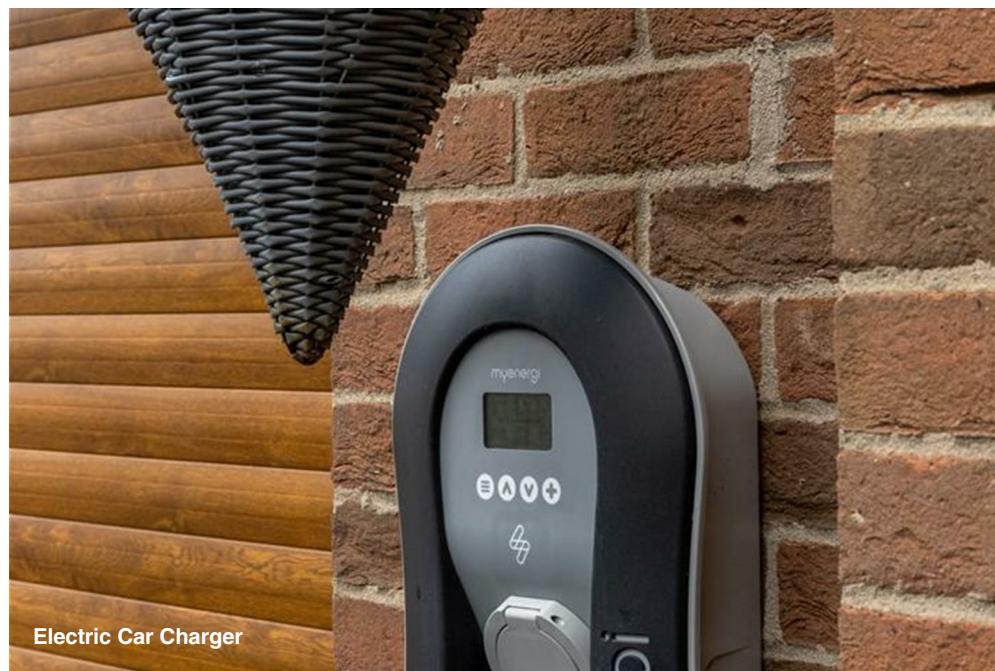
JonHolmesPhotography © 2026



- Exceptional Renovation: Extensively updated in 2024/2025 including new windows throughout
- Designer Kitchen: 2024 Magnet kitchen with Silestone Quartz and four AEG ovens.
- Energy Efficient: 3.9kw Solar panels with 19kw battery storage and air-source heat pumps.
- Electric Vehicle Ready: Integrated EV charging point located on the driveway.
- Eco-Friendly Swim Spa: 7m Vitality Deep Swim Spa with integrated 7-person hot tub.
- Garden Room: Newly constructed in 2025 with dual-aspect bi-fold doors.
- Four Luxury Bathrooms: Three en-suites plus a family bathroom, mostly refitted in 2025.
- Ample Parking: New 2025 tarmac driveway providing space for 6 vehicles
- High-Spec Hallway: Oak flooring, glass balustrades, and modern composite doors.
- Smart Security: Full burglar alarm system with fob/code entry and motion-sensor LED exterior lighting.



entertainer.rich.door





County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[salesenquiries@shoulers.co.uk](mailto:salesenquiries@shoulers.co.uk)

Tel: 01664 560181

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.