



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.





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 Kettle 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



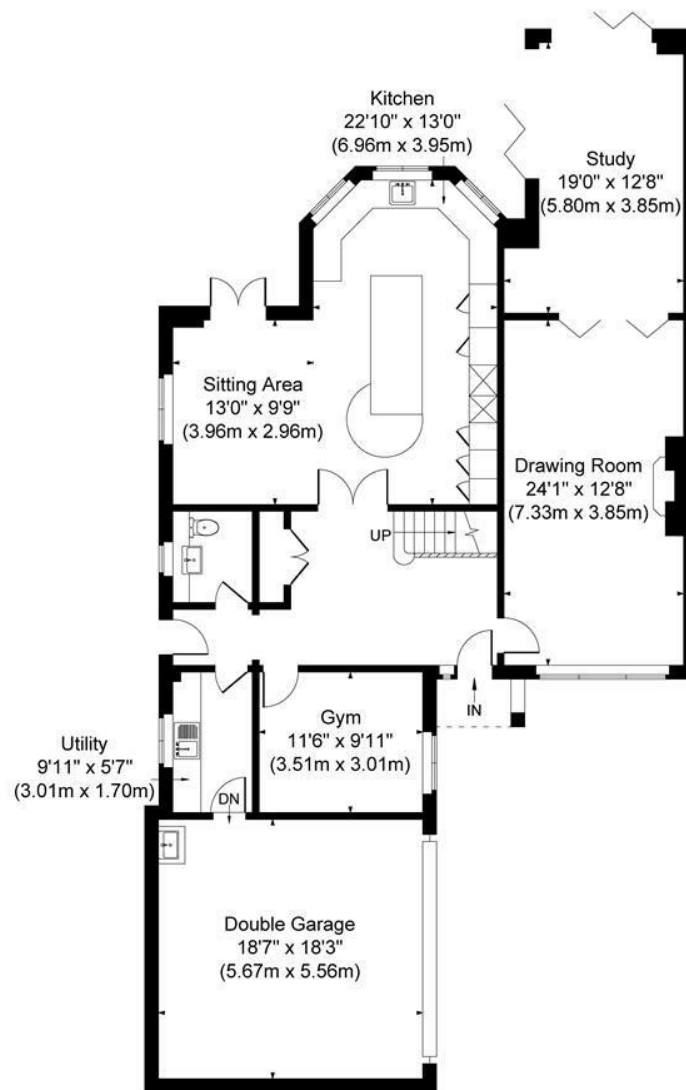
Bedroom



Bedroom



Bathroom



Ground Floor

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



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2026



Patio



Swim Spa

- **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.



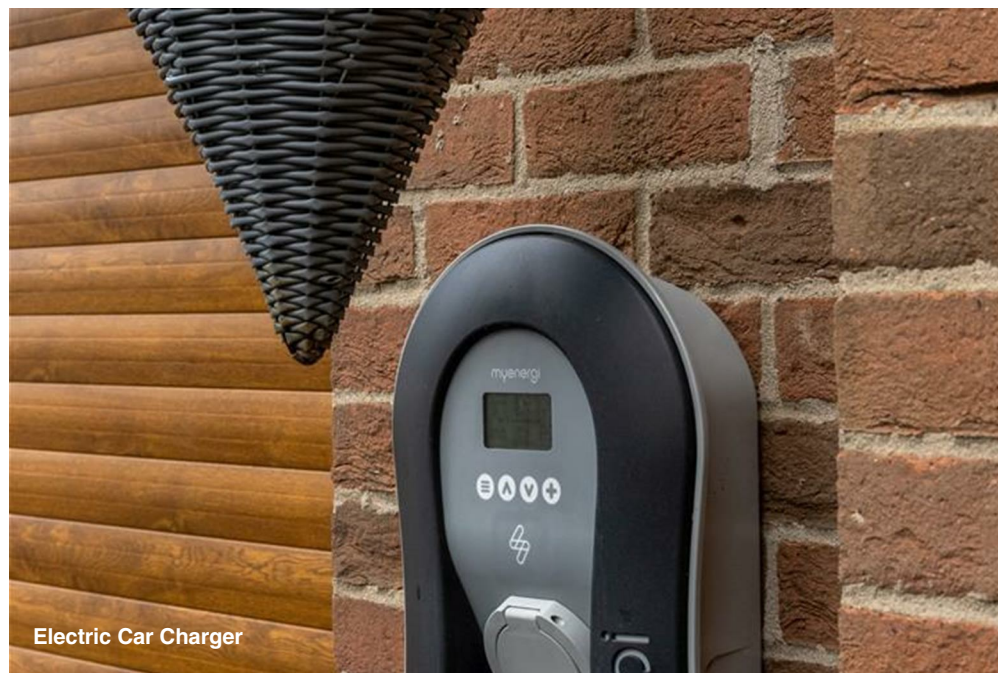
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