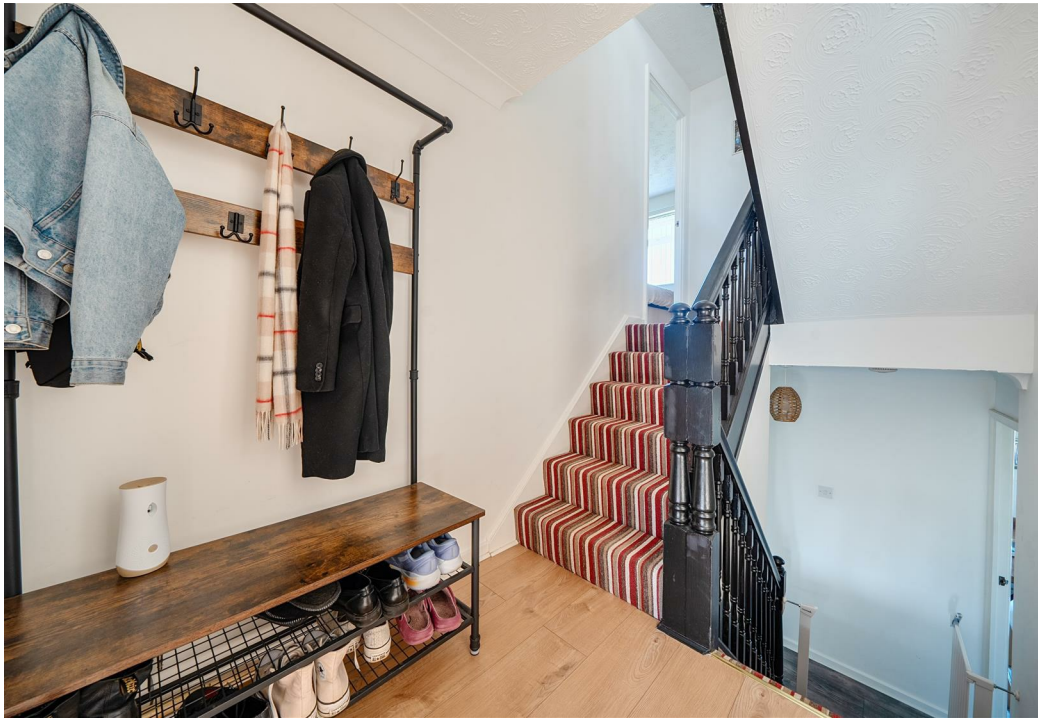


48 Dickens Drive, Melton Mowbray, Leicestershire, LE13 1HZ

Asking price £330,000

Council Tax Band: D



Ready to step up the ladder without compromise? This is the one you've been waiting for.

Positioned on the ever-popular Dickens Drive in Melton Mowbray, this beautifully presented home is perfectly suited to buyers looking to make that next move — offering the space, layout and finish that so many homes at this price point simply don't deliver.

From the moment you step inside, there's an immediate sense of light and flow. The main living space has been designed with modern living in mind — ideal for busy family life, relaxed evenings, and hosting friends without feeling restricted on space.

Upstairs, the bedrooms offer the perfect balance of comfort and practicality, whether you're growing into the home, working from home, or simply wanting that extra breathing space. The bathrooms are finished

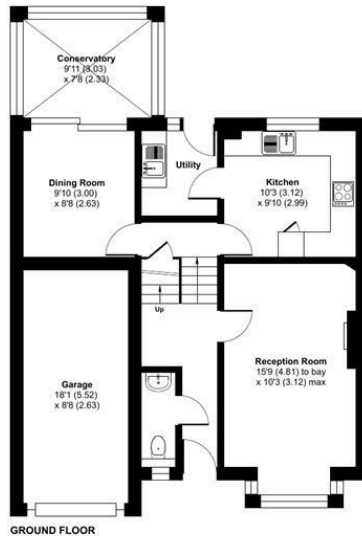
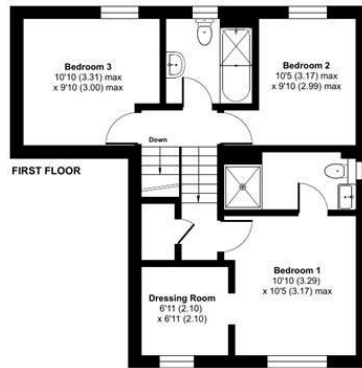


13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH
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Dickens Drive, Melton Mowbray, LE13

Approximate Area = 1144 sq ft / 106.2 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1291 sq ft / 119.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2026. Produced for House and Home Bespoke. REF: 1436848

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	