



WARTNABY ROAD, AB KETTLEBY

Asking Price Of £392,000

Four Bedrooms

Freehold



DETACHED HOUSE

AMPLE OFF-ROAD PARKING

CLOSE TO LOCAL SCHOOLS

FRONT AND REAR GARDENS

GARAGE AND CARPORT

DOWNSTAIRS WC

VILLAGE LOCATION

NORTH OF MELTON MOWBRAY

01664 566258

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Detached four bedroom family home situated within the village of Ab Kettleby approximately three miles north of the market town of Melton Mowbray. The village has a primary school and the Sugar Loaf public house and is ideally situated for commuting to Leicester, Nottingham and Loughborough.

The accommodation in brief comprises of; entrance hall, lounge, conservatory, cloakroom and kitchen to the ground floor. Four bedrooms and a family bathroom to the first floor. Outside the property benefits from a generous driveway, carport, garage and garden to the front and a good sized, private garden to the rear.

ENTRANCE HALL Part glazed uPVC door into the entrance hall having stairs rising to the first floor landing, electric radiator and carpet flooring.

LOUNGE 11' 4" x 23' 1" (3.47m x 7.06m) Spacious reception room having a double glazed bow window to the front aspect and french doors into the conservatory to the rear, feature fireplace with electric fire, two electric radiators and carpet flooring.

CONSERVATORY 10' 11" x 11' 3" (3.33m x 3.44m) Needhams uPVC double glazed construction with tiled flooring and electric points.

CLOAKROOM Comprising of a low flush WC, pedestal wash hand basin, vinyl flooring and an obscure glazed window.

KITCHEN 16' 8" x 10' 10" (5.1m x 3.32m) Fitted with ample wall and base units with granite work surfaces over, inset stainless steel sink with mixer tap over, tiled splash backs, space for a freestanding electric cooker with extractor hood over, space and plumbing for both a washing machine and dishwasher. Double glazed window over looking the rear garden, under stair pantry cupboard, uPVC glazed door to the carport, electric heater and tiled flooring.

LANDING Taking the stairs from the entrance hall to the first floor having loft access hatch and doors off to;

MASTER BEDROOM 11' 5" x 13' 2" (3.5m x 4.03m) Having a double glazed window, electric radiator, built in wardrobe and carpet flooring.

BEDROOM TWO 12' 5" x 9' 3" (3.8m x 2.82m) Having a double glazed window, electric radiator and carpet flooring.

BEDROOM THREE 8' 4" x 10' 7" (2.56m x 3.23m) Having a double glazed window, electric radiator and carpet flooring.

BEDROOM FOUR 6' 9" x 7' 8" (2.08m x 2.35m) Having a double glazed window, electric radiator and carpet flooring.

BATHROOM 5' 11" x 6' 9" (1.81m x 2.06m) Comprising of a panel bath with shower attachment, pedestal wash hand basin, low flush WC, bathroom cabinet, obscure glazed window, fully tiled walls and vinyl flooring.

OUTSIDE TO THE FRONT Tarmac driveway providing ample off road parking, formal lawn planted with mature shrubs and hedging, side gate to the rear garden and access to the carport.

CARPORT AND GARAGE Brick built carport with outside water tap, door to the kitchen, gate to the rear garden and access to the garage. The garage has an up and over door, power and lights connected, window and personnel door to the rear.

REAR GARDEN A good sized, south facing, rear garden, mainly laid to lawn with a paved patio adjacent to the house, vegetable beds, shrub borders and wood panel fencing to the boundary.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned above to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

FULL BROCHURE A full brochure for this property is available on the Middletons website.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor

Approx. 59.1 sq. metres (636.5 sq. feet)



First Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



Total area: approx. 107.1 sq. metres (1152.6 sq. feet)

This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
A (92-100)	A (1-10)
B (81-91)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (29-38)	F (51-60)
G (1-28)	G (61-70)

England, Scotland & Wales

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.