

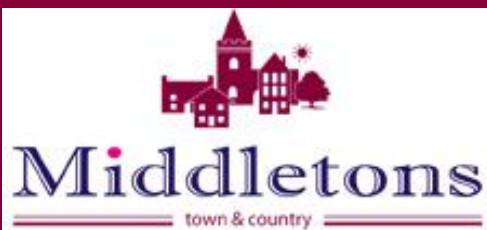


WARTNABY ROAD, AB KETTLEBY

Asking Price Of £850,000

Five Bedrooms

Freehold



DETACHED HOUSE

LARGE PLOT

FIVE BEDROOMS

VILLAGE LOCATION

DRIVEWAY AND GARAGE

COUNTRYSIDE VIEWS

OPEN-PLAN LIVING

NORTH OF MELTON MOWBRAY

01664 566258

info@middletons.uk.com





Beautifully presented spacious five bedroom detached family home occupying a large plot with countryside views on the outskirts of the village 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; porch, entrance hall, sitting room, study, open-plan living kitchen diner, utility room, boot room and cloakroom to the ground floor. Five bedrooms, ensuite to the master bedroom and a family bathroom to the first floor. Outside the property benefits from generous off road parking, detached double garage and extensive gardens to the rear.



PORCH UPVC glass fronted porch with decorative tile flooring with a wood door with glazed side panels into the entrance hall.

ENTRANCE HALL Spacious hallway having stairs rising to the first floor with a 'porthole' feature window to the side, under stair storage cupboard, two radiators and wood flooring.

SITTING ROOM 21' 7" x 17' 10" (6.6m x 5.46m) Having plenty of natural light flooding this nicely proportioned sitting room having large dual aspect double glazed windows, feature exposed brick inglenook open fireplace with tiled hearth, three radiators and carpet flooring.

FAMILY ROOM 11' 5" x 12' 1" (3.48m x 3.7m) Currently used as a playroom having a double glazed picture window overlooking the rear garden, radiator and carpet flooring.

DINING AREA 23' 5" x 11' 8" (7.16m x 3.56m) Being open-plan to the kitchen this is a fantastic space for entertaining. Having bi-fold doors opening the room up to the rear garden, breakfast bar, large skylight, two radiators, base and wall unit in keeping with the kitchen units and Kardean flooring throughout.

KITCHEN 16' 11" x 9' 8" (5.18m x 2.95m) Contemporary base and drawer units with integrated wine chiller, quartz work surfaces, under mount sink with mixer tap over, integrated dishwasher and space for a range cooker. Four double glazed windows, doors off to both the utility and boot room.

UTILITY ROOM 6' 1" x 11' 2" (1.86m x 3.42m) Base unit with quartz work surface, under mount sink with mixer tap over, space and plumbing for a washing machine and tumble dryer, laminate wood flooring, double glazed window and door to the rear garden.

BOOT ROOM Housing the central heating boiler, quarry tiled flooring and external door to the front.

CLOAKROOM Located off the entrance hall having a low flush WC, vanity unit wash hand basin, tiled flooring and a feature 'porthole' window.

LANDING Taking the stairs from the first floor landing having a double glazed window to the front aspect, storage cupboard and doors off to;

MASTER BEDROOM 14' 3" x 13' 0" (4.35m x 3.98m) Having multiple dual aspect double glazed windows filling the room with natural light and offering panoramic countryside views, fitted wardrobes and drawers, radiator and carpet flooring.

ENSUITE 6' 4" x 8' 4" (1.95m x 2.56m) Comprising a vanity unit wash hand basin and close coupled WC, shower cubicle with fixed waterfall shower head and shower riser, heated towel rail, tiled walls and flooring and an obscured double glazed window.

BEDROOM TWO 12' 2" x 12' 2" (3.72m x 3.71m) Having three double glazed windows overlooking the rear garden, fitted wardrobes, bedside cabinets and top boxes, radiator and carpet flooring.

BEDROOM THREE 10' 5" x 8' 6" (3.2m x 2.6m) Having three double glazed windows to the rear aspect, fitted wardrobe, radiator and carpet flooring.

BEDROOM FOUR 8' 6" x 10' 11" (2.6m x 3.35m) Having dual aspect double glazed windows, fitted wardrobe, radiator and carpet flooring.

BEDROOM FIVE / STUDY 5' 6" x 12' 6" (1.69m x 3.82m) Currently used as an office, having three double glazed windows, radiator and carpet flooring.

BATHROOM 5' 4" x 6' 3" (1.65m x 1.92m) Comprising of a panel bath, pedestal wash hand basin, low flush WC and radiator. Obscured double glazed window, tiled walls and carpet flooring.

OUTSIDE TO THE FRONT Gated driveway providing ample off road parking for a number of vehicles and leading in turn to a large double garage. Formal lawn with mature hedging securing the boundary and gated access to the rear garden.

GARAGE Detached brick built double garage with electric roller door, power, lighting and water.

REAR GARDEN The rear garden really does give this family home the 'wow' factor!. Approximately one 0.40 of an acre and bordering onto the open countryside. Having a paved terrace adjacent to the house with steps up to a further seating area with a pizza oven making it a great space for family barbeque's and entertaining. Garden tap, greenhouse, expansive formal lawn which is secured on the boundary by post and rail fencing and mature hedging. Please note the conservatory pictured has now been removed.

SOLAR PANELS The solar panels on this property are owned. Please ask for further details.

USEFUL INFORMATION Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned 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.

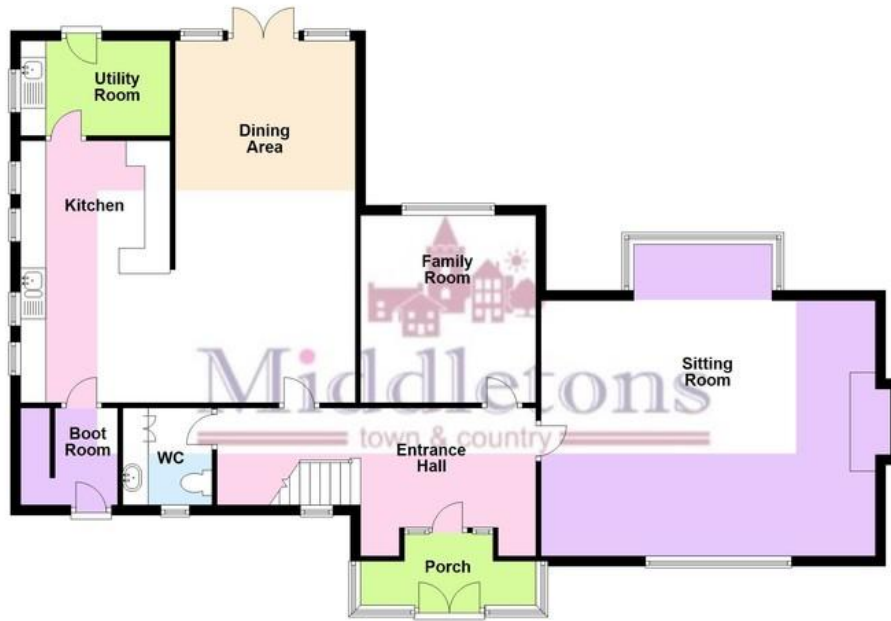
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



First Floor



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

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 82 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

01664 566258

www.middletons.uk.com
info@middletons.uk.com

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.