



**WARTNABY ROAD, AB KETTLEBY**

**Asking Price Of £570,000**

**Five Bedrooms**

**Freehold**



**MODERN DETACHED HOUSE**

**FOUR BATH/SHOWER ROOMS**

**LOVELY SOUTH FACING GARDENS**

**VILLAGE LOCATION**

**FIVE BEDROOMS**

**GARAGE AND DRIVEWAY**

**COUNTRYSIDE VIEWS**

**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND G**

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Modern detached five 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 on offer comprises; entrance hall, shower room, lounge, study, dining room, kitchen and utility room to the ground floor. Five bedrooms, two ensuite bathrooms and a Jack and Jill bathroom to the first floor. Outside the property benefits from ample off road parking, garage and good sized front and rear gardens.

**ENTRANCE HALL** Having stairs rising to the first floor landing, under stair storage cupboard, fitted storage cupboards, carpet flooring and doors off to;

**SHOWER ROOM** 4' 5" x 5' 3" (1.37m x 1.61m) Wet room comprising of a shower area, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, fitted storage cupboard, part tiled walls and vinyl flooring.

**LOUNGE** 13' 5" x 14' 3" (4.1m x 4.36m) Nicely proportioned room having French doors to the rear garden, radiator, gas fire (currently disconnected) and carpet flooring.

**STUDY** 9' 4" x 6' 0" (2.85m x 1.85m) Great space for an home office having a window to the side aspect, radiator and carpet flooring.

**DINING ROOM** 9' 11" x 13' 1" (3.03m x 3.99m) Having a bay window to the front aspect, radiator, feature fireplace with gas fire (currently disconnected) and carpet flooring.

**KITCHEN/BREAKFAST ROOM** 10' 9" x 16' 9" (3.29m x 5.12m) Spacious breakfast kitchen having ample room for a table and chairs, window and French doors to the rear garden, superb range of wall, base and drawer units, granite effect work surfaces, one and a half bowl sink and drainer unit, integrated fridge/freezer and dishwasher, an eight ring range cooker with double oven and grill, extractor hood over and breakfast bar.

**UTILITY ROOM** 4' 11" x 8' 7" (1.5m x 2.63m) Having plumbing for a washing machine and space for tumble dryer.

**LANDING** Galleried landing having an airing cupboard, access to the loft space and doors off to;

**MASTER BEDROOM** 12' 3" x 16' 1" (3.75m x 4.92m) A good sized master bedroom having views of the open countryside to the rear, radiator, carpet and door to the ensuite.

**ENSUITE** Comprising of a shower cubicle, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, fitted storage cupboard, part tiled walls and flooring.

**BEDROOM TWO** 10' 1" x 11' 8" (3.08m x 3.58m) Having a window overlooking open countryside, radiator and carpet flooring.

**BEDROOM THREE** 11' 9" x 10' 4" (3.59m x 3.17m) Having a double glazed window to the front aspect, radiator, carpet flooring, door to the Jack and Jill bathroom.

**BATHROOM** Comprising of a panel bath with shower riser over, low flush WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window, fitted storage cupboard, part tiled walls and flooring.

**BEDROOM FOUR** 8' 10" x 13' 7" (2.7m x 4.15m) Having a double glazed window to the front aspect, radiator, carpet flooring and door to the ensuite.

**ENSUITE** Comprising of a shower cubicle with power shower, vanity unit wash hand basin, close coupled WC and a heated towel rail. Obscure glazed window, fitted storage cupboard, part tiled walls and vinyl flooring.

**BEDROOM FIVE /STUDY** 8' 8" x 7' 11" (2.65m x 2.43m) Currently used as a home office having a window to the side aspect, radiator and carpet flooring.

**FRONT GARDEN** Sweeping block paved driveway providing parking for several cars leading to an integrated Garage. Formal lawn to the side.

**GARAGE** Up and over door, power and light connected, personnel door to the hallway.

**REAR GARDEN** Large south facing rear garden backing on to fields providing delightful views with mature trees and shrub borders. Decked patio area adjacent to the property with courtesy lighting, garden tap and electrical sockets, further decked seating area to the top of the garden making the most of the days sun.

**AGENTS NOTE** 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.







### Ground Floor

Approx. 89.9 sq. metres (967.8 sq. feet)



### First Floor

Approx. 87.2 sq. metres (938.5 sq. feet)



Total area: approx. 177.1 sq. metres (1906.3 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

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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 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.