



Main Road, Nether Broughton  
Offers Over £425,000





 SPREY  
PROPERTY





Guide of £425,000 - £475,000. This stunning Victorian four-bedroom, three-bathroom property overlooks beautiful open countryside and offers 1538 feet of accommodation. Externally there is parking for numerous vehicles and low maintenance wrap around gardens.

Located in the Leicestershire village of Nether Broughton, Winscot provides modern open plan living with period charm and a high-end finish. This stunning village residence has been thoughtfully configured to provide a living room with beamed ceilings, a wood burner and electric underfloor heating, an open plan kitchen/diner with dual aspect bi fold doors, shaker style kitchen units, a range of integrated appliances and plantation shutters, a utility room and downstairs cloakroom. The first floor is reached via a bespoke staircase and offers three double bedrooms and a family bathroom, the principal bedroom features a walk-in wardrobe and a well-appointed en-suite bathroom. The top floor offers a statement double guest suite and a stunning bathroom featuring a freestanding bathtub and separate shower. Outside is a pretty and well stocked garden with paddock views, a seating area and driveway parking.

The current owners have lovingly refurbished the property to an exceptional standard over the years. The windows are acoustic glazed with timber effect frames, white shutters throughout are just some of the contemporary features. Call for more details and to arrange a viewing.

Tenure: Freehold  
All mains' services  
Council Tax Band: D  
EPC: C







LIVING ROOM 4.70m x 6.52m (15'5" x 21'5")

KITCHEN/DINER 5.76m x 2.62m (18'11" x 8'7")

UTILITY 1.95m x 3.36m (6'5" x 11')

WC

BEDROOM ONE 3.60m x 3.48m (11'10" x 11'5")

WALK IN WARDROBE 2.01m x 1.45m (6'7" x 4'9")

EN SUITE

BEDROOM THREE 3.71m x 2.67m (12'2" x 8'9")

BATHROOM

BEDROOM TWO 3.84m x 4.40m (12'7" x 14'5")

BATHROOM











VILLAGE LIFE Nether Broughton offers lovely village life with easy access to Melton Mowbray, Nottingham and Leicester. There is a village pub, a children's play park and is served by a bus service. The primary school is in the neighbouring village of Old Dalby, and secondary education is provided in Melton Mowbray.

IMPORTANT INFORMATION Property Misdescriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures, or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.









# Main Road, Nether Broughton

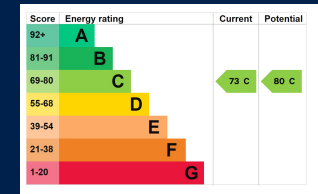


Total area: approx. 142.9 sq. metres (1538.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



This stunning Victorian four-bedroom, three-bathroom property overlooks beautiful open countryside and offers 1538 feet of accommodation. Externally there is parking for numerous vehicles and low maintenance wrap around gardens.



Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements