



**RIVERSIDE WALK, ASFORDBY  
MELTON MOWBRAY, LE14 3SD**



**£600,000**

A spacious five bedroom detached property at the end of the cul-de-sac on the corner plot enjoying stunning views over open fields and river to the rear. There is scope to add additional space to this already generously sized property. The space comprises of three reception rooms and an open plan kitchen/dining room with further utility room and downstairs toilet. To the first floor there are five bedrooms with the master bedroom enjoying a dressing room and a four piece en-suite. The second bedroom also has an en-suite shower room and there is a family bathroom for the remaining bedrooms. With an integrated double garage and plenty of parking spaces to the front, this property must be viewed to appreciate both its location and potential to create a truly stunning family Home. No upward chain. Energy Performance Rating D.

**THINKING OF SELLING?**

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Ring FRECKELTONS on 01509 214564**

**Residential Sales**

1 LEICESTER ROAD, LOUGHBOROUGH, LEICS. LE11 2AE

Tel: 01509-214564

Email: [info@freckeltons.com](mailto:info@freckeltons.com)

Web: [www.freckeltons.com](http://www.freckeltons.com)



### ACCOMMODATION:

**HALLWAY:** Hallway with staircase rising off to the first floor. Ceiling light points, central heating radiator, under stairs storage space, tiled flooring and doors into lounge, family room, kitchen, study and WC.

**FAMILY ROOM:** *2.98m x 3.94m (9' 9" x 12' 11")* UPVC double glazed window to the front elevation, ceiling light point and central heating radiator.

**LOUNGE:** *5.00m x 3.45m (16' 5" x 11' 4")* With aluminium sliding patio doors overlooking the garden to the rear and field beyond. Ceiling light point and central heating radiator.

**STUDY:** *3.13m x 2.67m (10' 3" x 8' 9")* Internet connection point, UPVC double glazed window to the front elevation, ceiling light point and central heating radiator.







**SEPARATE WC:** Two piece suite to include WC and wash basin. Ceiling light point, central heating radiator and extractor fan.

**DINING/KITCHEN:** *5.72m x 3.45m (18' 9" x 11' 4")* Being open plan to the dining room and comprises of a range of base and eye level units with work surfaces. An inset sink and plumbing for a dishwasher or washing machine, built-in electric oven and induction hob, space for full-height fridge/freezer. Ceiling downlights, UPVC double glazed window to the rear overlooking the garden with field beyond and a central heating radiator.

**DINING AREA:** Sliding aluminium door to the rear overlooking the field beyond. Ceiling downlights and central radiator. Door through to the utility room.

**UTILITY ROOM:** *2.30m x 2.34m (7' 7" x 7' 8")* Timber door to the side elevation, base units with two spaces under for washing machine & tumble dryer, dishwasher, fridge or freezer. Ceiling light point, radiator, mains gas boiler and door to the garage.

**DOUBLE GARAGE:** *5.00m x 6.06m (16' 5" x 19' 11")* Up & Over doors to the front elevation, five ceiling lights. Housing the properties' electricity consumer unit and diverter device for water heating from the solar panels.





**LANDING:** Ceiling light point, loft access hatch, cupboard housing the properties' hot water cylinder and doors to all bedrooms.

**BEDROOM 1:** *5.0m x 4.3m (16' 5" x 14' 1")* With double glazed French doors giving access to the balcony, solid pine flooring, ceiling downlights, radiator and doors to dressing room and en-suite.

**DRESSING ROOM:** *2.43m x 2.07m (8' 0" x 6' 10")* Solid pine flooring, UPVC double glazed window to the front elevation and ceiling light point.

**EN-SUITE:** *2.51m x 2.07m (8' 3" x 6' 10")* Comprising a four-piece suite to include bath, shower cubicle, WC and wash basin. UPVC Double glazed window to the front elevation, ceiling light point, central heating towel rail.

**BEDROOM 2:** *4.58m x 2.84m (15' 0" x 9' 4")* Built-in wardrobes, UPVC double glazed window to the front elevation, ceiling light point and radiator. Door to the second en-suite.

**EN-SUITE:** *1.93m x 1.83m (6' 4" x 6' 0")* Shower room comprising of a three piece suite that includes a shower cubicle, wash basin and WC. UPVC double glazed window to the front elevation, ceiling light point, central heating radiator and extractor fan.





**BEDROOM 3:** 3.03m x 2.98m (9' 11" x 9' 9") UPVC double glazed window to the front elevation, ceiling light point and central heating radiator.

**BEDROOM 4:** 3.03m x 2.27m (9' 11" x 7' 5") UPVC double glazed window to the rear elevation, ceiling light point and central heating radiator.

**BEDROOM 5:** 2.72m x 2.41m (8' 11" x 7' 11") UPVC double glazed window to the rear elevation, ceiling light point and central heating radiator.

**FAMILY BATHROOM:** 2.24m x 1.70m (7' 4" x 5' 7") Comprising a three-piece suite to include panel bath with shower over, WC and wash basin. Window to the rear elevation, ceiling light point, radiator and extractor fan.

**OUTSIDE:** To the front there is a driveway which leads to the integral double garage providing off-road parking for numerous vehicles. There is a lawn area to the front and wrapped round the side of the property and leading to the rear where there is a further lawn area. The rear of the garden is South facing, overlooking open fields and enjoys a sunny aspect.







#### **SERVICES:**

Freckeltons have not tested the services and appliances and interested parties should make their own investigations. The services comprise mains gas, electric, drainage, water and fibre Internet.

#### **PURCHASER NOTE:**

The property comes with 5.75 kWp of owned PV solar panels to the rear roof with a 5 kWp Inverter located in the loft. This receives Feed-In-Tariff income to the homeowner of approx. £900/yr rising with RPI, regardless of the solar energy used by the home. Payments guaranteed until 2036.

#### **TENURE/POSSESSION:**

We understand the property to be freehold and vacant possession will be given upon completion of the sale.

#### **LOCAL AUTHORITY:**

Melton Borough Council, Burton Street, Melton Mowbray +44 1664 502502

#### **PURCHASE PROCEDURE:**

Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.





### **MONEY LAUNDERING:**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving license or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

### **VIEWING:**

Strictly by prior appointment through ourselves.

**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. These details were produced on 18<sup>th</sup> November 2024.





Energy performance certificate (EPC)																																		
22, Riverside Walk Rutford MELTON MOWBRAY LE14 3DD	Energy rating <b>D</b>	Valid until: 5 January 2026 Certificate number: 0583-2855-8895-5006-8945																																
Property type	Detached house																																	
Total floor area	158 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords">https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.																																
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