

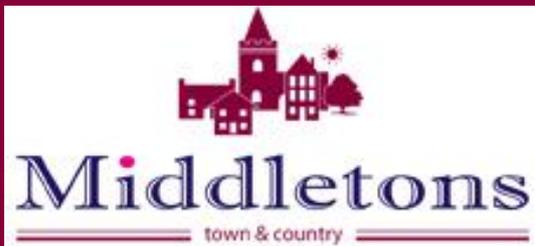


## MELTON ROAD, WALTHAM ON THE WOLDS

Asking Price Of £625,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

PRIVATE GARDENS

VILLAGE WITH AMENITIES

GARAGE AND DRIVEWAY

FOUR RECEPTION ROOMS

LOCAL SCHOOLS NEARBY

GOOD COMMUTER LINKS

COUNCIL TAX BAND F

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This charming former gatehouse, built around 1832 and steeped in nearly 200 years of history, enjoys a mature and picturesque setting. Originally serving as the gatehouse for the religious retreat behind it, inspired by the Reverend Gabriel Edwards Gillett this unique property carries a rich heritage and timeless character. Situated in the popular village of Waltham on the Wolds. Ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross. The village benefits from a primary school, a school bus service to the Belvoir high school, public house, shop/post office and a medical practice.

The accommodation on offer comprises; Kitchen, spacious inner hall with doors off to the garden, cloakroom, sitting room, dining room, study and garden room. Four good sized bedrooms, ensuite bathroom and a family shower room to the first floor. Outside the property benefits from a very generous gated driveway, double garage and beautiful wrap around gardens.

**KITCHEN** 12' 10" x 10' 11" (3.93m x 3.35m) Part-glazed door opens into a stylish kitchen fitted with a generous range of solid wood wall, base and drawer units, all topped with return granite-veneered work surfaces. There is a one-and-a-half bowl sink and drainer with mixer tap, space and plumbing for a dishwasher, provision for a range-style oven with extractor hood above, dedicated housing for an American-style fridge freezer, inset wine chiller and microwave. Dual-aspect windows fill the room with natural light, complemented by porcelain tiled flooring. A further door leads through to the inner hallway.

**INNER HALLWAY** This spacious hallway features a stable door opening to the rear garden, radiator with cover, a spindle staircase rising to the first floor, and a useful under-stair storage cupboard. Inset LED lighting and porcelain tiled flooring add a contemporary finish. Doors lead off to

**DINING ROOM** 9' 9" x 11' 8" (2.98m x 3.57m) Enjoying a front-facing window with countryside views, this room features a radiator, spotlights, and a porcelain tiled floor, with French doors opening through to the sitting room.

**SITTING ROOM** 10' 11" x 22' 2" (3.35m x 6.77m) This spacious and well-proportioned sitting room enjoys four dual-aspect windows that flood the space with natural light. A feature exposed-brick open fireplace with beam mantle creates a striking focal point, complemented by two radiators for year-round comfort, TV aerial point, inset spotlights and porcelain tiled flooring. As the oldest part of the house, the room retains its character through the beautifully exposed beams.

**CLOAKROOM** 8' 5" x 2' 6" (2.58m x 0.77m) Located off the inner hallway, this cloakroom comprises a low-flush WC and a vanity-unit wash hand basin, with a radiator and porcelain tiled flooring completing the space

**STUDY** 10' 7" x 10' 7" (3.24m x 3.24m) With a window overlooking the rear garden and trees beyond, this study offers a peaceful and private workspace. It features a radiator, porcelain tiled flooring, and glazed French doors leading through to the garden room.

**GARDEN ROOM** 10' 2" x 8' 5" (3.11m x 2.59m) A fantastic addition to the property, this garden room enjoys views over the surrounding gardens, with French doors opening onto the rear patio to create a space that can be enjoyed throughout the seasons. A timber-clad ceiling with a generous ceiling fan helps keep the room cool, while a radiator provides year-round comfort. The look is completed with porcelain tiled flooring.

**GALLERIED LANDING** Taking the stairs to the spacious gallery landing, you are met with a window framing views of the garden and filling the area with natural light. A central rose pendant adds an elegant touch, complemented by a radiator and soft carpet flooring. Doors lead off to

**BEDROOM ONE** 11' 0" x 12' 10" (3.36m x 3.93m) A generous double bedroom featuring a front-facing window, fitted wardrobes, dressing table, drawers and matching bedside tables. The room includes a radiator, ceiling fan with integrated light, and soft carpet flooring. A door leads through to the ensuite bath and shower room.

**ENSUITE** 10' 5" x 4' 6" (3.18m x 1.38m) Comprising a corner bath ideal for long, relaxing soaks, a walk-in shower cubicle with a fixed waterfall shower head and riser, a dual-flush WC, and a vanity-unit wash hand basin. A heated towel rail provides added comfort, while an obscure-glazed window ensures privacy. The space is finished with inset LED lighting and laminate wood flooring for a clean, contemporary look.

**BEDROOM TWO** 11' 11" x 12' 3" (3.64m x 3.75m) Another generous double bedroom, enjoying a front-facing window that captures far-reaching countryside views. Fitted shelving provides practical and stylish storage, while a radiator and laminate wood flooring complete this well-presented space.

**BEDROOM THREE** 11' 8" x 10' 4" (3.58m x 3.16m) A smaller double, enjoying a front-facing window that captures far-reaching countryside views. Fitted shelving provides practical and stylish storage, TV aerial point, radiator and laminate wood flooring.

**BEDROOM FOUR** 8' 2" x 9' 4" (2.5m x 2.87m) Enjoying a rear-facing window with views over the garden and woodland beyond, this room offers a peaceful outlook. A radiator provides year-round comfort, while laminate wood flooring completes the contemporary finish.

**SHOWER ROOM** 6' 0" x 8' 7" (1.84m x 2.64m) Comprising a walk-in shower cubicle with a fixed waterfall shower head and riser, a vanity-unit wash hand basin, dual-flush WC and a heated towel rail. The room features tiled walls for a sleek, contemporary finish, complemented by an obscure-glazed window for privacy. Inset LED lighting and laminate wood flooring complete this stylish and well-appointed space.

**FRONT ASPECT** Set well back from Melton Road, the property enjoys a mature and private setting of approximately 0.21 acres. A deep, established hedge forms the front boundary, with a wooden five-bar gate opening onto an extensive paved driveway complete with in-built lighting, leading in turn to the detached double garage. An established Yew tree, protected by a Tree Preservation Order, adds character and heritage to the setting. Additional features include a garden shed, an open pergola framing the approach to the front door, outside lighting and an outside tap.

**DOUBLE GARAGE** 18' 11" x 19' 1" (5.77m x 5.82m) Featuring an electric roller door, the double garage is equipped with power and lighting, water and drainage along with a window and personnel door providing convenient access to the rear garden. Ample storage is available within the roof space, and courtesy lighting to the front enhances practicality and security.

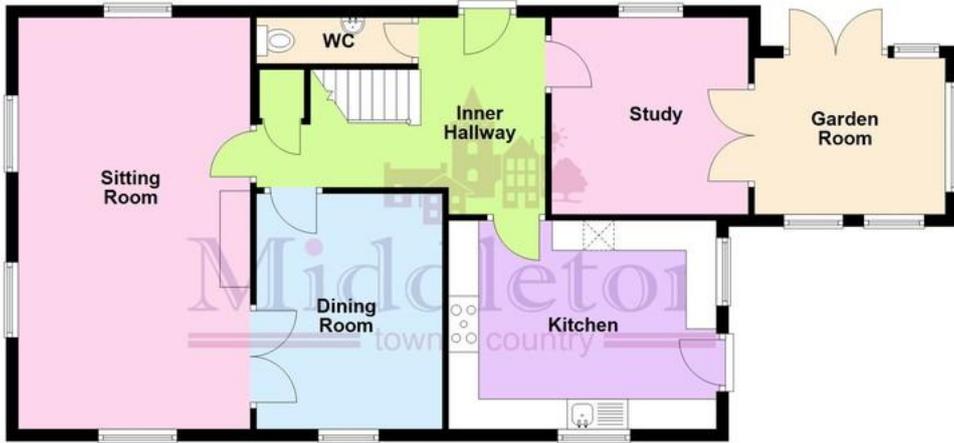
**REAR GARDEN** The rear garden is privately enclosed with mature hedgerows to the boundaries, creating a peaceful and secluded setting. A flagstone patio provides an elegant space for outdoor dining, complemented by ornamental walls, sweeping lawns, raised planters and well-stocked borders throughout. At the heart of the garden sits a striking central feature well with a pitched-roof canopy, linked by flagstone pathways that enhance the sense of charm and character.







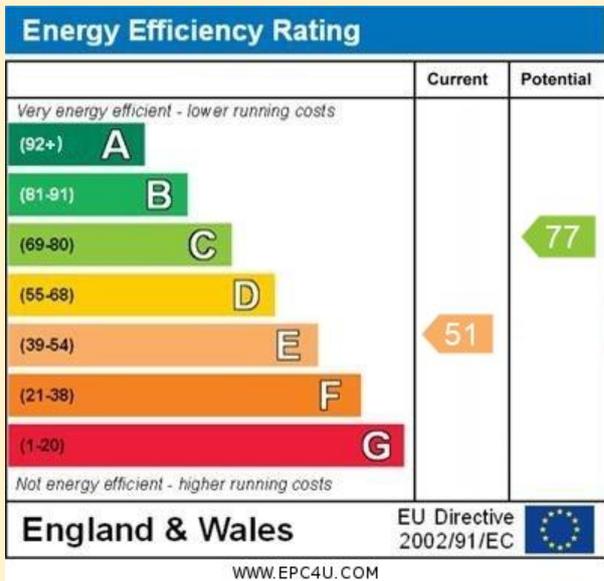
Ground Floor



First Floor



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



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