

9a Melton Road, Ab Kettleby, Melton Mowbray, LE14 3JA

Set in a desirable village location with field views to the rear, this brand new family home has been built by a long standing family building company and has been finished to a high standard throughout. The property has a stylish open plan kitchen diner and family/garden room that takes advantage of the generous garden and field views.

There are two further reception rooms on the ground floor, along with a stunning Main bedroom, spacious dressing room and en-suite, Guest bedroom with en-suite and three further bedrooms on the first floor.

The accommodation comprises: - Entrance hall, cloakroom, sitting room, open plan kitchen diner and garden room, snug, utility room, landing, Main bedroom with dressing room, en-suite, Guest bedroom with en-suite, three further bedrooms and a family bathroom.

To the rear is a generous patio and lawn garden with field views, whilst to the front is a driveway providing ample off street parking which leads to a double garage.

Guide Price £797,500 Freehold

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Stylish New Build Family Home
- Stunning Main Bedroom with spacious Dressing Room & En-suite
- Gas fired central heating
- Field views
- Built by a long standing family building firm

- Open Plan Kitchen Diner & Garden Room
- Three reception rooms
- Five bedrooms with two en-suites
- Double garage with a driveway providing ample off street parking
- NO CHAIN, Council Tax - TBC, EPC/SAPP predicted rating - B



ACCOMMODATION:

Entrance Hall

Cloakroom

Sitting Room
5.74m x 3.86m (18'10" x 12'8")

Kitchen Diner
5.92m x 5.64m (19'5" x 18'6")

Garden/Family Room
4.85m x 3.28m (15'11" x 10'9")

Snug
3.84m x 3.58m (12'7" x 11'9")

Utility
3.66m.2.44m x 1.35m max (12.8 x 4'5" max)

Landing

Main Bedroom
5.77m x 3.94m (18'11" x 12'11")

Dressing Room
4.90m x 2.95m (16'1" x 9'8")

En-suite
5.28m max x 3.02m (17'4" max x 9'11")

Bedroom Two
4.17m x 2.77m (13'8" x 9'1")

En-suite
2.77m x 2.21m (9'1" x 7'3")

Bedroom Three
4.17m x 2.77m (13'8" x 9'1")

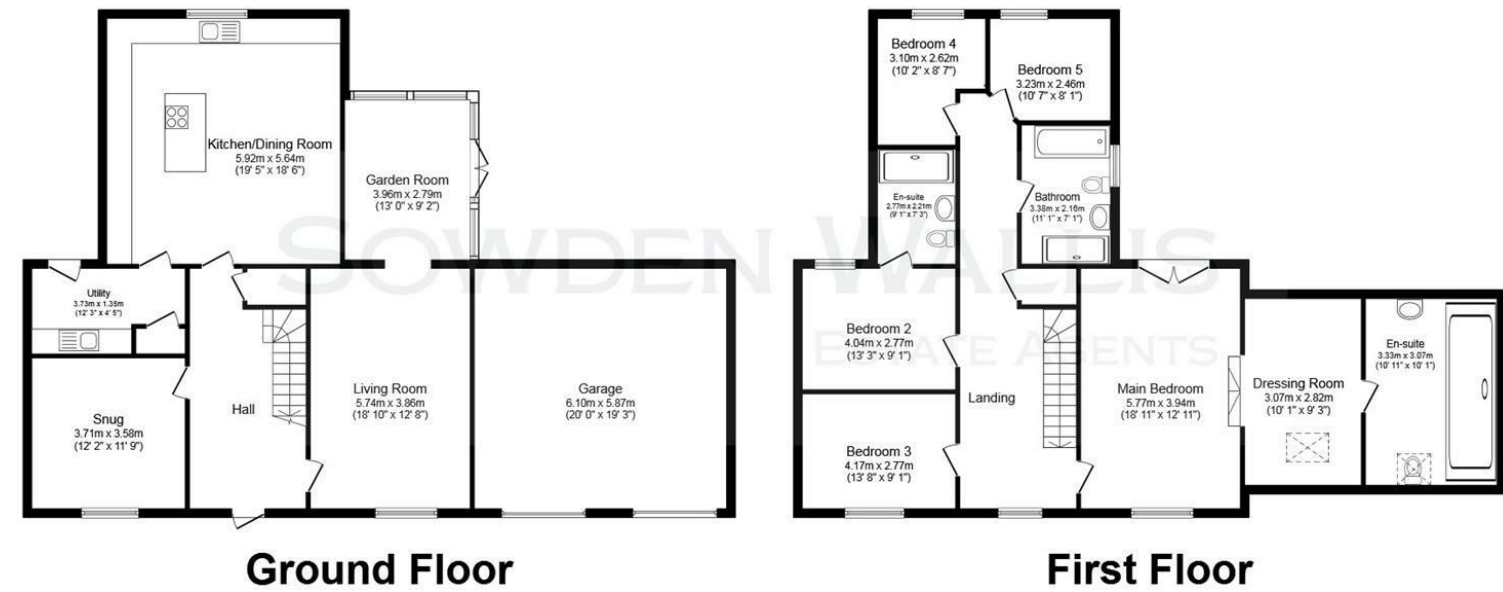
Bedroom Four
3.10m x 2.62m (10'2" x 8'7")

Bedroom Five
2.92m x 2.46m (9'7" x 8'1")

Family Bathroom
3.38m x 2.29m (11'1" x 7'6")

Double Garage
6.10m x 5.99m (20' x 19'8")

FLOOR PLAN:



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox