

JAMES
SELICKS

18 Goadby Road

WALTHAM ON THE WOLDS
LEICESTERSHIRE



18 Goadby Road
Waltham on the Wolds
Leicestershire
LE14 4AG

Located on the peripheries of Waltham on the Wolds, holding an elevated position and enjoying views over the Vale of Belvoir, a superb and spacious, modern six bedroom detached family home offering over 3,500 square feet of accommodation.

Entrance hall • cloakroom • large dual aspect sitting room • dining room • open-plan breakfast kitchen • family room • pantry • utility room • spacious first floor master suite • dressing area • en-suite • three further double bedrooms • en-suite • study • family bathroom • two second floor rooms (thought suitable to convert) • driveway • double garage • lawned rear garden • EPC - C

Location

The village of Waltham on the Wolds dates back to 1086 when it was first mentioned in the Domesday Book, and overlooks the beautiful Vale of Belvoir. It is located approximately 5 miles from Melton Mowbray and 15 miles from Oakham, with Leicester, Nottingham, Newark and Stamford approximately 25 miles distant, and within easy access of all major road networks. The village enjoys a thriving community spirit and provides a church, village hall, primary school, public house, shop/post office, delicatessen and GP surgery. For commuters Waltham is conveniently positioned with easy access to a number of centres and with a mainline railway station available at Grantham with a service to London Kings Cross in approximately 65 minutes.

Accommodation

The ground floor of the house has Robbens oil-fired underfloor heating throughout and is entered via a sizable entrance hall with Travertine flooring, housing the return staircase to the first floor and a ground floor cloakroom. The large, dual aspect sitting room has engineered oak wood flooring, two windows to the front, a feature multi fuel log burner on a tiled hearth with oak mantel over and French doors leading onto the garden. The dining room has double doors opening onto the patio entertaining area and is open to the stunning breakfast kitchen, boasting an excellent range of eye and base level units and drawers, granite worktops, an island unit providing breakfast bar space and integrated Bosch appliances, Travertine flooring throughout to a family area with a vaulted ceiling and an abundance of light by virtue of two Velux rooflights, windows to each side elevation and France doors leading onto the garden. There is a pantry and utility room off the kitchen providing a further white appliance space.







To the first floor is a galleried landing with two windows to the front elevation housing the airing cupboard and the stairs to the second floor. The spacious master suite comprises a spacious bedroom with an excellent range of built-in wardrobes, dressing area and a luxury en-suite with electric underfloor heating. There are three further double bedrooms (one having an en-suite with electric underfloor heating) and a smaller, fifth bedroom designed as a study, with fitted solid oak storage units and desk. The family bathroom offers both a bath and shower and has a Velux rooflight.

On the second floor is a further room and a substantial games room (thought suitable for conversion into a bedroom and en-suite subject to necessary planning consents, water/waste pipework in situ).

Outside

The property is set back from the road and has a gravelled frontage with a block paved driveway providing ample off street parking for several vehicles and access to a double garage with electric up and over doors, power and light. Gated side access leads to pretty rear gardens, mainly laid to lawn with a paved patio entertaining area, raised borders, a variety of flowers, shrubs and trees, fully fenced borders and stunning countryside views.

Tenure: Freehold

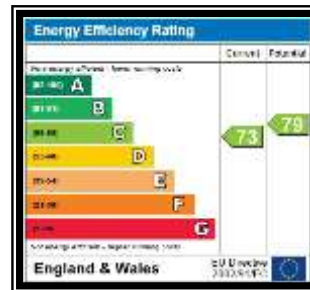
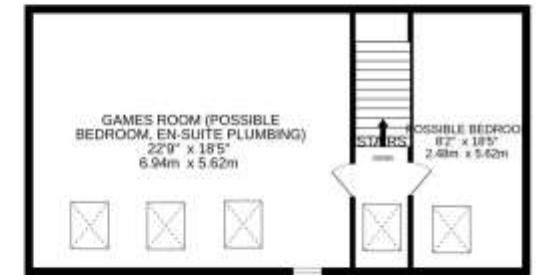
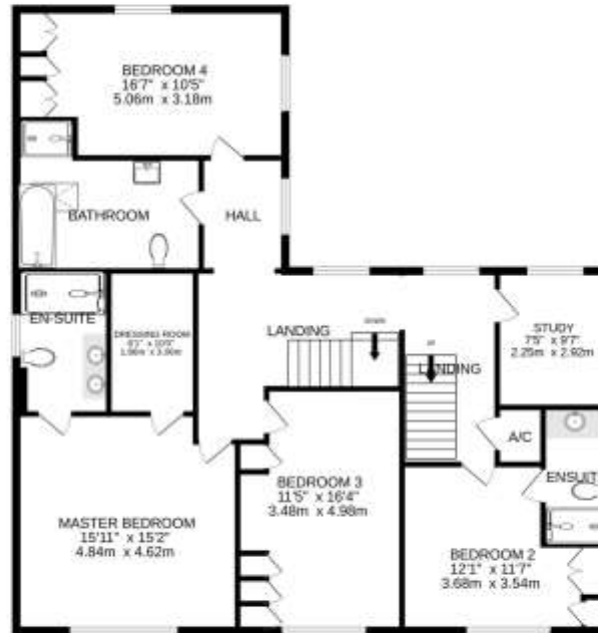
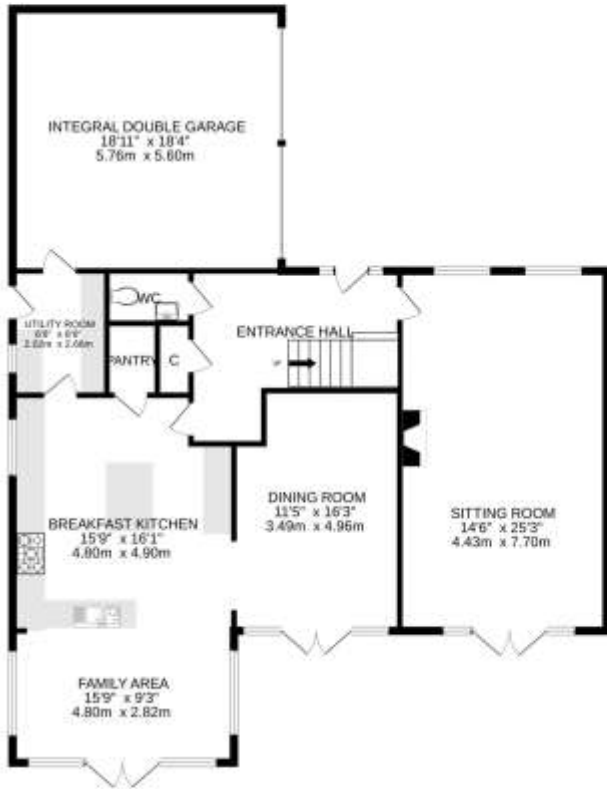
Local Authority: Melton Borough Council

Tax Band: G









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Total Approximate Gross Internal Floor Area = 3584 SQ FT / 332 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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