



4 Spring Lane, Wymondham, Melton Mowbray, LE14
2AY

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Detached Family Home
- Quiet Village Location
- Modern Kitchen
- Three Reception Rooms
- Ensuite Bathroom & Family Shower Room
- Four Spacious Bedrooms
- Off Road Parking
- Large Garage & Workshop
- EPC Rating C
- Freehold

£475,000





Located in the peaceful village of Wymondham, just a brief drive from Oakham and Melton Mowbray, stands this impressive, detached family home. The property includes a generous living room, a dining area, a well-appointed kitchen, a conservatory, four bedrooms, a utility room, a three-piece family shower room, one en-suite bathroom, a double garage, off-road parking, and delightful front and rear gardens.

Set across two levels, the entrance leads into a bright and inviting hallway with access to the ground floor spaces and stairs ascending to the first-floor landing. The kitchen, featuring Karndean flooring, is situated at the back of the property and boasts abundant floor-to-wall base units, integrated appliances, and a pantry with ample storage, as well as access to the integral double garage. To the right of the property is the spacious living room, complete with a bay window overlooking the front garden, a fireplace, and double doors opening into the dining room. Adjacent to the living room is the conservatory, providing a serene space to enjoy the view of the enchanting rear garden. Rounding off the ground floor is a utility room and a convenient WC. Heading to the first-floor landing, you'll discover four bedrooms. The master bedroom benefits from an ensuite bathroom and ample built-in storage. Completing the upper-level layout is the spacious three-piece family shower room.

Externally, the property is well kept, with a driveway offering parking for multiple vehicles, leading to the double integral garage. The front garden predominantly features gravel with well-placed plants and shrubs. The rear west facing garden is a generous expanse, mostly laid to lawn with surrounding shrubs and plants, and a pleasant patio area perfect for relaxation.

Entrance Hall 4.59m x 3.16m (15.1ft x 10.4ft)

Downstairs WC 1.93m x 1.54m (6.3ft x 5.1ft)

Utility Room 1.86m x 1.15m (6.1ft x 3.8ft)

Kitchen 3.96m x 3.19m (13ft x 10.5ft)

Pantry 1.94m x 1.2m (6.4ft x 3.9ft)

Dining Room 3.97m x 3.33m (13ft x 10.9ft)

Living Room 6.35m x 3.64m (20.8ft x 11.9ft)

Conservatory 3.58m x 2.99m (11.7ft x 9.8ft)

Garage 7.48m x 5.04m (24.5ft x 16.5ft)

First Floor Landing 4.06m x 1.03m (13.3ft x 3.4ft)

Bedroom One 4.02m x 3.11m (13.2ft x 10.2ft)

Bedroom One Ensuite 2.57m x 1.83m (8.4ft x 6ft)

Bedroom Two 4.11m x 3.67m (13.5ft x 12ft)

Bedroom Three 3.66m x 2.18m (12ft x 7.2ft)

Bedroom Four 3.32m x 2.27m (10.9ft x 7.4ft)

Shower Room 2.54m x 2.08m (8.3ft x 6.8ft)

Solar Panel Information

The property benefits from 16 owned solar panels. Benefitting from high FIT (feed-in-tariff) payments, the owner has advised that in 2022, the approximate payments for the year were £1700. The feed-in-tariff payments are transferrable to the new owner with the agreement expiring in February 2037.

GROUND FLOOR
1320 sq.ft. (122.7 sq.m.) approx.

1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: E

AGENTS NOTE:

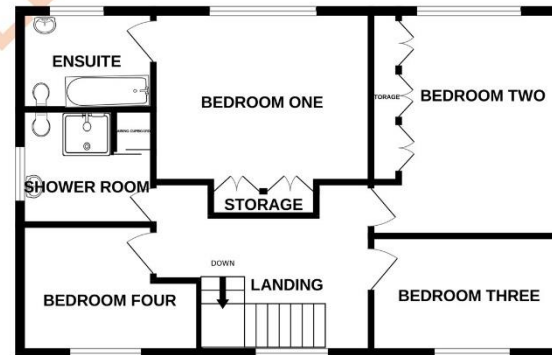
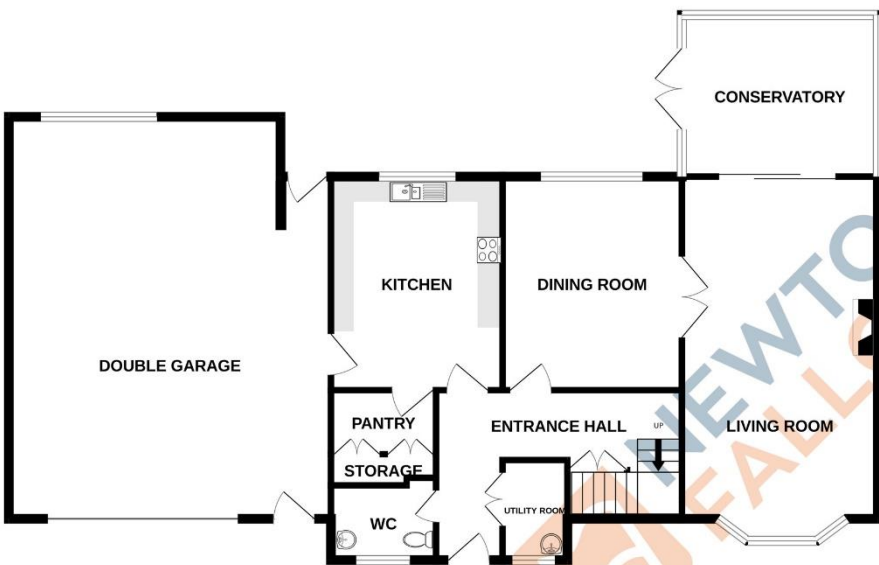
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SPRING LANE, WYMONDHAM LE14 2AY

TOTAL FLOOR AREA : 2015 sq.ft. (187.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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