



9a Spring Lane, Wymondham, Melton Mowbray, LE14  
2AY



**NEWTON FALLOWELL**



4 3 3

## Key Features

- Executive Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Two En-Suites
- Double Garage + Large Driveway
- Large Enclosed Wrap Around Garden
- Mezzanine floor Office
- Presented To A High Standard
- EPC Rating- TBC

£925,000 O.I.R.O







Located on Spring Lane is this executive four-bedroom, three reception room ironstone property. Within the sought-after village of Wymondham, in the centre of its plot, featuring three reception rooms, two en-suite bathrooms, an open plan kitchen/diner, a double garage, and over 2600 square feet. Presented with high-quality fixtures and immaculate throughout, this home is not one to miss!

Entering via the front into the spacious entrance hall with a staircase that flows to the first floor and doors to the living room and dining room. The living room is light and airy with dual aspect windows, a feature fireplace, and French doors with bespoke shutters. Located from the entrance hall and forming the heart of the home is the dining room that gives access to the second reception room, kitchen, utility room, and sunroom. Flowing through from the dining room is the modern kitchen fitted with a range of floor-to-ceiling units and featuring a Belfast sink, two separate ovens, an integrated dishwasher, space for an American fridge freezer and views out to the front aspect. Sitting opposite the kitchen is a useful pantry and a utility room that provides space and plumbing for a washing machine and tumble dryer, access to the downstairs W.C., and a door out to the rear garden. Leading from the dining room is a door to the sunroom with bifold doors out to the rear garden and a staircase to the mezzanine study. This completes the downstairs accommodation. From the upstairs landing, you have access to bedrooms two, three, four and the family bathroom. Bedroom three sits to the front of the property and offers views out to the front aspect with bedroom four and the family bathroom located to the rear of the property. The family bathroom features a double walk-in shower and a free-standing contemporary-style bath. Accessed via the end of the landing is bedroom two which offers ample built-in wardrobes and a modern en-suite shower room. The master bedroom is accessed via the mezzanine study and features built-in wardrobes, french doors with a Juliette balcony to the front aspect and a secret door to the en-suite! Featuring a stunning freestanding bath and a large walk-through shower the en-suite completes the upstairs accommodation.



Externally the property sits on a large plot and is accessed via a five-bar gate. It offers a large stone paved driveway that leads to the double garage and is majority laid to lawn with black limestone paving paths around the property. There is a working water well to the side and the rear offers two decked areas, one with a pergola with both being suitable for entertaining.





Entrance Hall 2.50m x 2.84m (8'2" x 9'4")

Living Room 3.70m x 6.26m (12'1" x 20'6")

Second Reception Room 3.30m x 4.36m (10'10" x 14'4")

Dining Room 3.30m x 3.42m (10'10" x 11'2")

Dining Room Continued 3.30m x 2.17m (10'10" x 7'1")

Kitchen 3.30m x 2.17m (10'10" x 7'1")

Utility Room 2.49m x 2.60m (8'2" x 8'6")

Downstairs W.C 0.81m x 2.31m (2'8" x 7'7")

Sunroom 5.10m x 5.18m (16'8" x 17'0")

Landing 4.24m x 3.30m (13'11" x 10'10")

Bedroom One 5.75m x 5.71m (18'11" x 18'8")

En-Suite 1.70m x 5.75m (5'7" x 18'11")

Bedroom Two 2.70m x 5.63 (8'8" x 18'4")

Bedroom Three 3.70m x 3.28m (12'1" x 10'10")

Bedroom Four 3.70m x 2.98m (12'1" x 9'10")

Family Bathroom 3.38m x 2.02m (11'1" x 6'7")

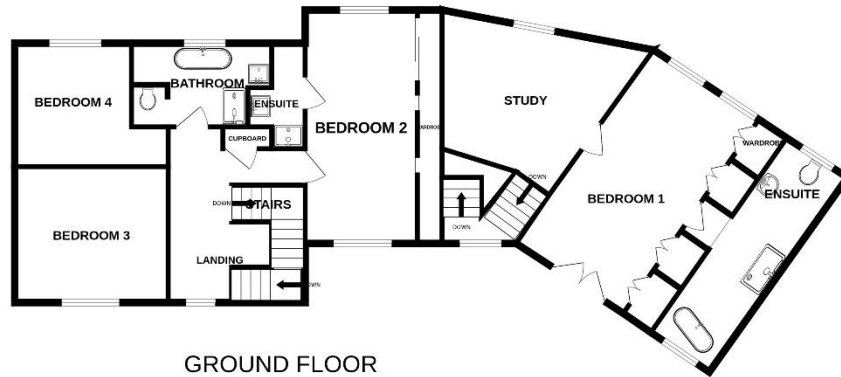








1ST FLOOR  
1209 sq.ft. (112.3 sq.m.) approx.



GROUND FLOOR  
1427 sq.ft. (132.5 sq.m.) approx.



SPRING LANE, WYMONDHAM, MELTON MOWBRAY LE142AY

TOTAL FLOOR AREA : 2635 sq.ft. (244.8 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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**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.