

SUPERIOR HOMES

ROYSTON & LUND



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Oak House, 2 Dairy Lane

Nether Broughton | LE14 3EU

Offers In Excess Of £1,000,000

Royston & Lund are pleased to present this stunning, detached property situated within the rural location of Nether Broughton in Melton Mowbray recently built by Soar Valley Homes. The property offers superb accommodation situated down a private lane, beautiful front and rear gardens and a detached garage with a study and a WC above.

Upon entering the property you are greeted by the welcoming entrance hall which provides access to the ground floor as well as the galleried landing to the first floor. The lounge is a nicely-sized room with a feature log burner and windows to the front and rear elevation. There is a versatile snug with fitted shelving, drawers and cupboards, and room freestanding furniture. Adjacent to the kitchen there is a sitting area with bi-fold doors providing access to the rear garden. Lastly, the kitchen/diner includes a range of modern units, large feature centre island with a breakfast bar and a range of integrated appliances. The kitchen has a triple aspect providing good natural light throughout.

To the first floor there are five double bedrooms. Three of the bedrooms benefit from en-suites. The main bedroom has a high vaulted ceiling and includes a Juliette balcony overlooking fields, which provides great countryside views. The bedrooms are complemented by a stylish shower room/WC. The light fixing on the galleried landing isn't included in the sale and could be available in a separate negotiation once a sale has been agreed.

Outside, there are enclosed front and rear gardens. The landscaped gardens have been well-maintained by the current owner and include mature shrubs, a water feature, lawn and two patio areas which are ideal for garden furniture. There is also a block-paved driveway set behind electrically controlled gates which leads to the detached double garage.





- Stunning Property
- 3323sq. Ft
- Village Location
- Three Reception Rooms
- Five Bedrooms
- Three En-Suites & Shower Room
- Garage With Versatile Room Above
- Front & Rear Gardens
- EPC Rating B - Freehold
- Council Tax Band G





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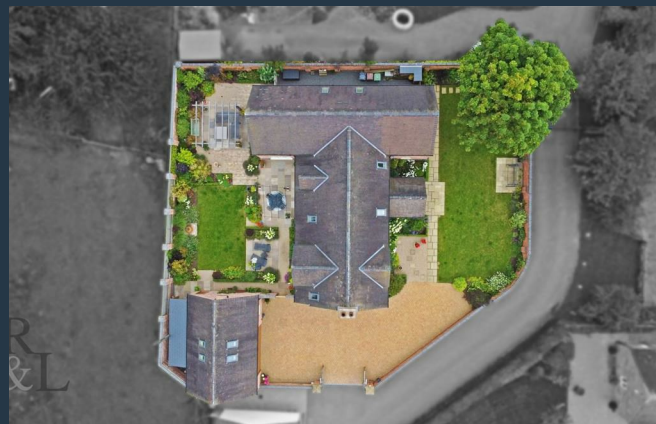




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Nether Broughton is a village and former civil parish, now in the parish of Broughton and Old Dalby, in the Melton district, in Leicestershire, England. Broughton and Old Dalby's parish council is based in Nether Broughton. The village lies on the main A606 road between Melton Mowbray and Nottingham. The neighbouring village of Upper Broughton is on the same road, but within Nottinghamshire county.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 308.7 sq. metres (3322.8 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
84	95		

EPC

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The Property **Ombudsman**