



Willow House Melton Road  
| LE14 3QG | Guide Price £1,000,000

ROYSTON  
& LUND

- Detached Family Home
- Approximately 5 Acres Of Land
- Open Plan Ground Floor
- Utility & Downstairs WC
- EPC Rating E - Freehold
- Four Bedrooms
- Double Detached Garage To Rear
- Built In Storage Throughout
- Immaculately Presented
- Council Tax Band F





**\*\*GUIDE PRICE £1,000,000 - £1,100,000\*\***

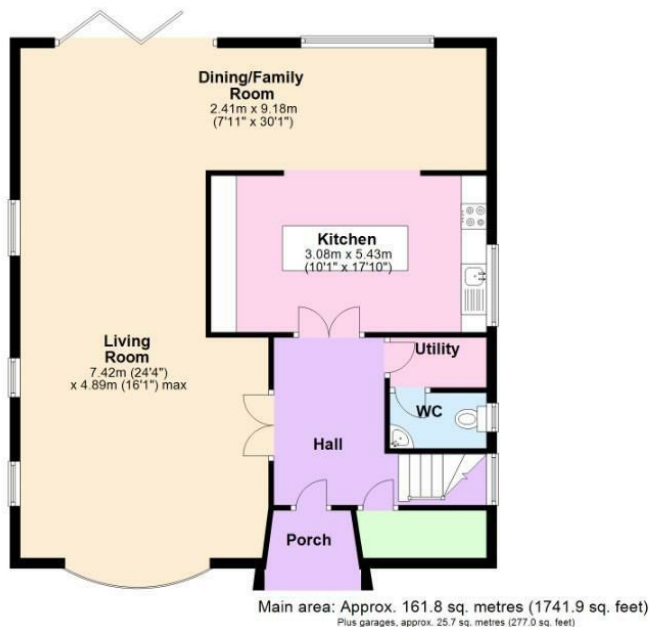
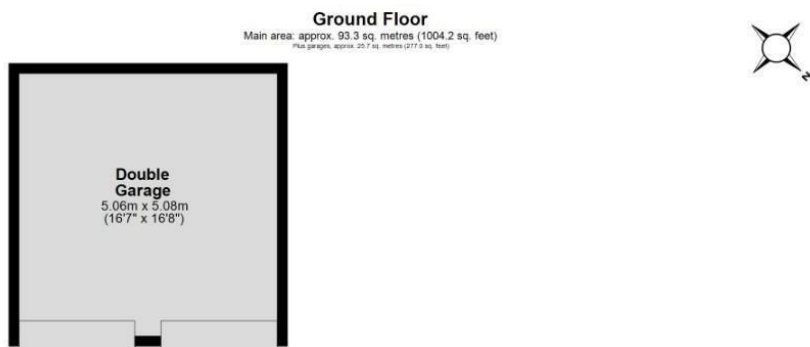
Royston and Lund are delighted to offer to the market this detached family home in Hickling Pastures that sits on approximately 5 acres of land. The property itself has been well maintained, extended and modernised throughout, with a flowing open plan feel to the ground floor and a range of high quality fixtures and fittings. Set back from the road with ample off street parking as well as a detached double garage at the rear.



Entering into the hallway that benefits from a cloaks cupboard, there is access to the living room, kitchen/diner and utility room. The living room offers a generous amount of space and has a bay window to the front, as well as a large opening into the dining/family room that runs the full width of the property. The kitchen area has a range of fully integrated appliances including a fridge/freezer, double oven, hob, extractor fan and a dishwasher. The utility room has space for a washer & dryer, while also allowing access to the downstairs WC.

To the first floor there are three double bedrooms, one single bedroom and a four piece shower room consisting of a shower, WC, bidet and wash basin. Bedrooms one, two and three all have built in storage while the main bedroom also has an en-suite shower room.

The plot itself offers ample scope for development, subject to relevant permissions.



Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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.

**ROYSTON  
& LUND**