

moores  
ESTATE AGENTS.COM



**8a Back Street, Saltby**

Melton Mowbray, LE14 4RN



## 8a Back Street, Saltby

Melton Mowbray, LE14 4RN

Five Bedrooms, Detached Property

### Features

Detached family home with open countryside views

Renovated in 2021 to an extraordinary standard

Open plan kitchen living room

Underfloor heating

Five bedrooms, two ensembles

Master bedroom with ensuite and dressing area

South facing enclosed garden

Porcelain patio & hot tub

Feature bar complete with electricity

Off road parking and double garage

Originally built in 2008 this extensive five-bedroom family home was renovated in 2021 to an extraordinary standard. The property focuses on luxurious open plan living and offers far reaching views over open countryside.

Entering the property through the front door, you are greeted by a bright and spacious hallway, underfoot is solid oak parquet flooring which begins in the hallway and sweeps seamlessly through the open plan ground floor accommodation. Immediately to your left is the snug, flooded with light through the bay windows and offering an additional reception room to the otherwise open plan layout.

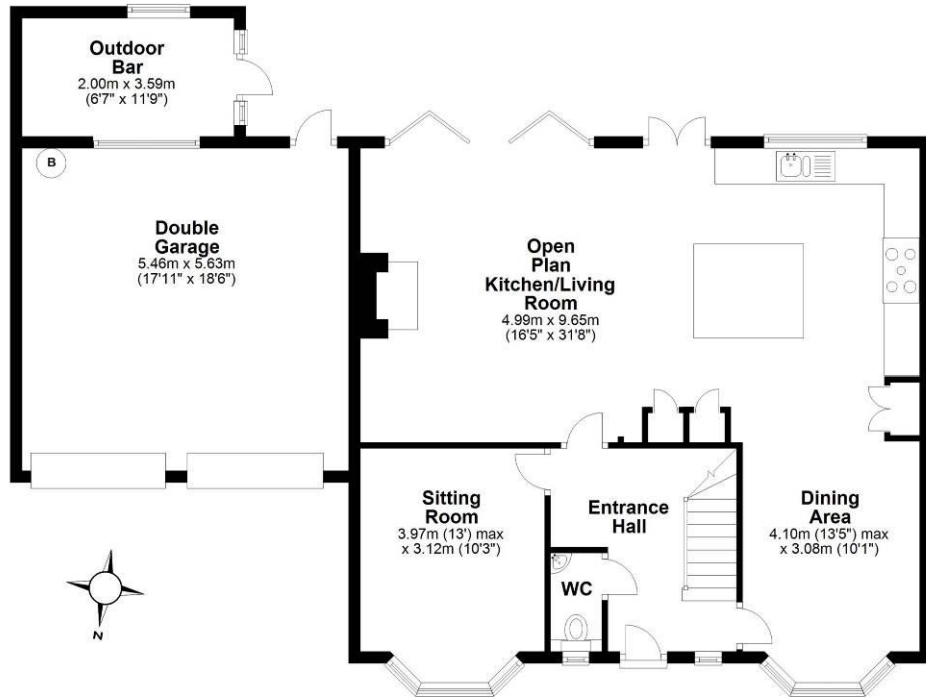
The rear of the house has been expertly designed and finished to create a second to none luxury, open plan living space, complete with zone controlled underfloor heating throughout. Fitted and built in 2021 by 'The Handmade Kitchen Co' the solid oak, hand-built kitchen complete with quartz work tops and a feature island is a true masterpiece. This space boasts such features as a Rangemaster induction cooker, a chilled and filtered cold water tap, wine cooler and all of the other integrated appliances that you would expect of a kitchen finished to this standard. Flowing seamlessly from the kitchen is the living room, a wonderful fire place and log burner centre the room while sliding patio doors open the room out onto the porcelain patio and garden beyond. To the rear of the kitchen area is the open plan dining room which is once again finished with solid oak parquet flooring. Back in the hallway you will find the downstairs W/C as well as the panelled staircase that will lead you to the first floor landing.

You enter the master suite and are initially lead through the suites dressing room, furnished will built in wardrobes, opposite this space is the master ensuite which has been renovated to an exceptional standard. The bedroom itself not only offers fantastic space and a dual aspect but also hand built, glass topped cabinetry, bedside tables and a dressing table. To the first floor are three further double bedrooms that are all lined with Axminster carpets, in keeping with the remainder of the first and second floor. These three double bedrooms are serviced by a top-quality family bathroom that boasts not only hand built cabinetry but also solid quartz tops. To the second floor is the second bedroom which offers magnificent views out the back of the house towards open countryside. As well as the Ensuite, complete with free standing shower, there is also a spacious walk-in wardrobe.

Externally, the property stands proud off a quiet street. To the front is a block paved and gravelled drive way which can comfortably host numerous cars, not to mention the double garage. To the rear of the house, you will find a fantastic south facing garden with far reaching views of magnificent countryside. The patio has recently been re-laid using porcelain slabs and the current owners have built an entertaining area that features not only a hot tub but also a feature bar complete with electricity.



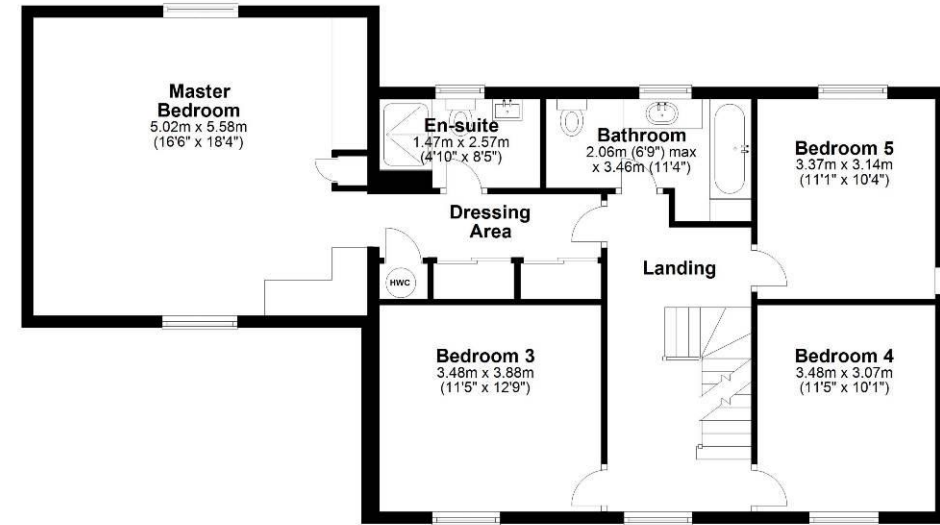
**Ground Floor**  
Approx. 120.3 sq. metres (1295.3 sq. feet)



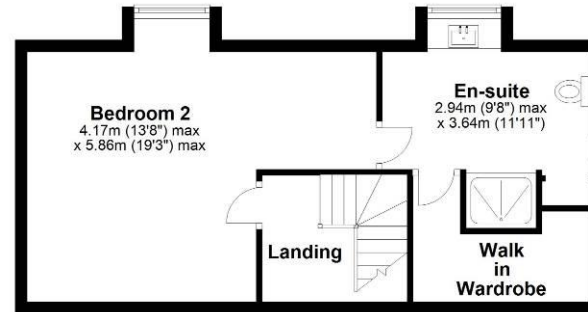
Total area: approx. 255.6 sq. metres (2751.6 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors Plan produced using PlanUp.

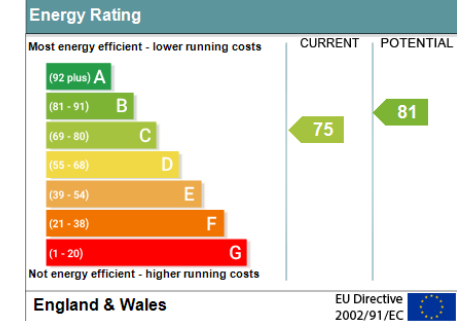
**First Floor**  
Approx. 95.1 sq. metres (1023.1 sq. feet)



**Second Floor**  
Approx. 40.2 sq. metres (433.2 sq. feet)



Address: 8a Back Street, Saltby, MELTON MOWBRAY, LE14 4RN  
RRN: 0334-3825-7300-0869-7292



**moores**  
ESTATE AGENTS.COM

Moores Property Hub 01572 757979 | Uppingham 01572 821935 | Stamford 01780 484555 | Melton 01664 491610

Peterborough Meet & Greet 01733 788888 | Grantham Meet & Greet 01476 855618 | A1 Meet & Greet Stoke Rochford

office@mooresestateagents.com | www.mooresestateagents.com

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.

Follow us on... Facebook Twitter Instagram

www.mooresestateagents.com | office@mooresestateagents.com TheMarket.com rightmove

Relocating buyers  
with the help of

