

# HoldenCopley

PREPARE TO BE MOVED

Church Lane, Upper Broughton, Melton Mowbray LE14 3BD

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Guide Price £1,000,000 - £1,100,000

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This impressive split-level residence is set on a generous, private plot of around 0.86 acres, offering expansive and luxurious living spaces both inside and out—ideal for a move-in-ready family home. Unique and versatile in design, the property is beautifully decorated and presented throughout. Upon entry through the large solid oak doorway you are greeted by an expansive entrance hall, currently hosting a dining table with a well appointed cloakroom, W/C and additional storage room (formally used as a study) to shut away the outdoors, from here you have access to much of the house, including adaptable reception rooms. The stylish fitted kitchen, complete with shaker-style base and wall units, high-end integrated appliances, and electric underfloor heating, effortlessly caters to modern living, while a separate utility room adds convenience. Direct internal access to the integral double garage, which includes a partially boarded loft storage area, further enhances functionality. The ground floor boasts an exceptional master bedroom serviced by a contemporary five-piece en-suite with electric underfloor heating, in addition to two further double bedrooms and an additional bathroom suite. Descend to the lower level to discover a large pool room featuring a 9m x 3.5m swimming pool, two additional double bedrooms, a storage room, and a bathroom suite—ideal for use as an annex or extended living space. Externally, the property delights with a spacious driveway at the front, providing ample off-road parking and easy access to the double garage. At the rear, a fantastic south-facing garden awaits, complete with a large lawn, landscaped areas, a children's tree house, and even space earmarked for a hot tub.





- Unique Split-Level House Within 0.86 Acre Plot
- Five Double Bedrooms
- Three Reception Rooms
- Stylish Fitted Kitchen With High-End Integrated Appliances
- Three Contemporary Bathroom Suites
- Pool Room With Swimming Pool
- Ample Off-Road Parking & Double Garage
- Owned Solar Panels & Two NEST Thermostats
- Fantastic-Sized South-Facing Garden
- Quiet Rural Location





## LOCATION

This delightful locale boasts a friendly community, excellent local schools, and easy access to a range of amenities, all set against a backdrop of picturesque countryside. Enjoy peaceful, tree-lined streets and a rich local heritage, making it the perfect place for families and professionals alike.

## GROUND FLOOR

### Entrance / Dining Room

22'7" x 16'7" (6.89m x 5.08m)

The inviting entrance and dining area boasts stylish Quick-Step laminate flooring, illuminated by wrap-around pelmet LED lighting. Two radiators ensure a warm and welcoming atmosphere, while the stunning double-glazed portrait windows, complete with bespoke shutters. A large solid oak front door leads seamlessly into the rest of the home, setting the tone for a beautifully designed living space.

### Formal Living Room

17'1" x 22'6" (5.22m x 6.88m )

The elegant formal living room is centered around a charming wood-burning fireplace with a metal firebox and mesh screen, creating a warm and inviting atmosphere. Plush wool carpeting adds a touch of luxury, complemented by a stylish parquet-effect tiled area. A radiator ensures year-round comfort, while the stunning bi-folding doors open seamlessly onto the south-facing garden, leading directly to the Alfresco patio—perfectly designed to accommodate an eight-seater dining table for effortless outdoor entertaining.

### Kitchen

16'5" x 18'9" (5.02m x 5.72m)

The beautifully designed kitchen blends classic charm with modern convenience, featuring stylish shaker-style base and wall units with solid worktop upstands. An undermount sink with a swan neck mixer tap and draining grooves adds both function and sophistication. High-end appliances include two integrated Neff ovens, a Neff induction hob with an extractor, a Neff integrated microwave, an integrated Bosch dishwasher, and a spacious Kenwood larder fridge. Thoughtfully finished, the space boasts a tiled splashback, sleek tiled flooring with electric underfloor heating, coving, recessed spotlights, and fixtures for pendant lighting. There's ample room for a dining table, while a vertical radiator ensures comfort. Open access to the living area creates a seamless flow, and abundant natural light streams in through a side window, a full-height window, and double doors that lead directly to the garden.

### Open Plan Living Area

16'2" x 16'9" (4.93m x 5.12m)

The open-plan living area exudes character and warmth, featuring a striking arched rear window with bespoke shutters that invite natural light while adding a touch of elegance. Beautiful engineered oak flooring enhances the space, complemented by classic coving, a ceiling rose, an access door into the formal living room, and a radiator for year-round comfort.

### Utility Room

16'9" x 7'4" (5.11m x 2.26m)

The well-appointed utility room combines style and practicality, featuring fitted units with a solid worktop upstand and an undermount sink with a sleek swan neck tap. There's ample space for a washing machine and tumble dryer, along with an integrated under-counter fridge for added convenience. A tiled splashback and flooring enhance durability, while a radiator, coving, and recessed spotlights complete the space. A single door provides easy side access.

### Double Garage

21'5" x 15'11" (6.53m x 4.87m)

The spacious double garage is both practical and well-equipped, featuring ceiling strip lights, multiple power points, and two wall-mounted Worcester boilers—one dedicated to the pool. Additionally, an Emerson tank services the west side of the house, alongside consumer units for efficient management. Designed with convenience in mind, the garage provides space and plumbing for an American-style fridge freezer and offers easy access to a loft storage area via a drop-down ladder. Completing the space, two up-and-over doors open directly onto the driveway, ensuring effortless entry and ample storage solutions.

### Storage Room

12'9" x 7'4" (3.90m x 2.26m)

This convenient storage space, formerly used as a photography room, is thoughtfully designed with soft carpeted flooring, a radiator for warmth, and an internal door providing easy access to the garage.

### Cloak Room

7'3" x 5'5" (2.21m x 1.66m)

The cloakroom features tiled flooring, recessed spotlights, and a wall-mounted security alarm panel for added convenience and peace of mind.

### W/C

5'6" x 5'4" (1.68m x 1.64m)

This well-appointed space features a concealed dual-flush W/C paired with a wash basin and fitted storage. The tiled flooring and partially tiled walls add a touch of elegance, while a radiator ensures comfort. A single recessed spotlight provides subtle lighting, and a double-glazed window to the front elevation brings in natural light.

### Cinema Room

16'9" x 13'10" (5.11m x 4.23m)

This flexible room, currently used as a cinema room, features an elegant arched double-glazed window with bespoke shutters on the rear wall. The space is further enhanced by soft carpeted flooring, stylish ceiling coving, and a radiator. Offering versatility, it could also serve as a stunning home office or even a sixth bedroom.

### Master Bedroom

18'11" x 23'11" max (5.77m x 7.31m max)

The main bedroom offers a bright and airy feel, with dual-aspect double-glazed windows, each adorned with bespoke-fitted shutters, and an additional double-glazed window on the side elevation. The room is beautifully finished with engineered oak flooring, a column radiator, and recessed spotlights along the internal wall—complementing the ceiling chandelier and a pelmet light on the east wall—creating a warm and inviting atmosphere. A double barn rail feature doorway leads seamlessly into the en-suite, adding a touch of elegance and convenience.

### En-Suite

14'11" x 13'0" (4.55m x 3.98m)

The luxurious en-suite is a true sanctuary, featuring a concealed dual-flush W/C and two River Stone sinks set on a solid waney edge pippy oak countertop, complemented by sleek wall-mounted chrome taps. A freestanding oval bath with central taps and a handheld shower head adds a touch of elegance, while the walk-through shower enclosure is a standout feature, boasting an overhead rainfall shower, a handheld attachment, and sleek wall-mounted fixtures, including body jets. Tri-control smart lighting allows you to tailor the function and ambiance to your preference. Further enhancing the space, a column radiator with a chrome towel rail provides warmth, while tiled flooring with electric underfloor heating adds comfort. Partially tiled walls, recessed spotlights, and multiple extractor fans add to the modern, well-equipped design, with a double-glazed side window offering natural light and private views over the vale of Belvoir.

### Bedroom Two

13'4" x 14'6" (4.08m x 4.43m)

The second bedroom is bright and airy, with double-glazed windows to both the front and side elevations. It features carpeted flooring, a radiator, and an in-built airing cupboard housing the Emerson tank. The room also offers ample storage with in-built wardrobes, overhead cupboards, and a convenient desk area, making it both functional and comfortable.

### Bathroom

5'6" x 9'4" (1.68m x 2.85m)

The bathroom features a concealed dual-flush W/C paired with a vanity unit wash basin and fitted storage. The walk-in shower enclosure includes an overhead rainfall shower, a handheld shower head, and sleek wall-mounted chrome fixtures. Additional highlights include partially tiled walls, tiled flooring, a chrome heated towel rail, a chrome extractor fan, and a double-glazed window to the front elevation.

### Bedroom Four

12'9" x 10'4" (3.90m x 3.15m)

The fourth bedroom is bright and welcoming, with a double-glazed window to the front elevation, laminate flooring, ceiling coving for added detail, and a radiator, creating a comfortable and versatile space.

## LOWER LEVEL

### Swimming Pool

18'5" x 40'1" (5.62m x 12.22m)

The pool room offers a unique space, featuring a swimming pool surrounded by exposed brick walls and flooring that add character. Portrait windows, some adorned with bespoke-fitted shutters, flood the space with natural light, while double doors open onto a sunken cobblestone seating area. A pathway leads up to a Yorkstone hot tub area, where Vista arched windows provide breathtaking views over the Vale while maintaining privacy from neighboring properties. An extractor fan ensures proper ventilation, and a dedicated boiler keeps the pool at an optimal temperature for year-round enjoyment.

### Bedroom Three

16'9" x 15'7" (5.11m x 4.77m)

The third bedroom, currently used as an art studio, features laminate flooring, a radiator for added comfort, and double doors that open onto a sunken cobblestone seating area. This provides easy access to outdoor space and allows plenty of natural light to fill the room.

### Bathroom

9'1" x 5'6" (2.77m x 1.69m)

The bathroom exudes classic charm with a high-level flush W/C, a period-style wash basin on chrome legs, and a timeless claw-foot bath. It also features an overhead rainfall shower with a handheld option and a glass panel shower screen. The space is further enhanced by tiled flooring, partially tiled walls, and a column radiator with a chrome towel rail. Recessed spotlights and a separate industrial-style Edison pendant light provide softer illumination, perfect for relaxing in the bath. A double-glazed window to the front elevation offering both elegance and functionality.

### Bedroom Five

9'8" x 12'8" (2.95m x 3.87m)

The fifth bedroom is a comfortable and quiet space, featuring a double-glazed window to the front elevation that allows natural light to brighten the room. It is finished with carpeted flooring, ceiling coving for added detail, and a radiator to ensure warmth and comfort.

### Store Room

10'5" x 6'4" (3.18m x 1.95m)

This storage room offers convenient access to a boarded basement storage space, providing ample room for additional storage needs.

## OUTSIDE

The property boasts a 360-degree garden with a spacious driveway offering ample parking for multiple vehicles at the front, along with direct access to the double garage. To the west, a landscaped pathway lined with edible and herb gardens leads to an orchard of fruit trees and an impressive treehouse, featuring a balcony and storage space underneath. At the rear, a private, enclosed south-facing garden includes a wooded area, well-maintained lawns, and two private patio areas, ideal for outdoor relaxation. To the east, there is a large vegetable plot, while the north side features the expansive driveway, surrounded by borders, beds, and a pathway.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)

Phone Signal – Mostly 4G coverage available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing

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Approx. Total floor area: 369 square metres / 3971.88 sq ft

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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