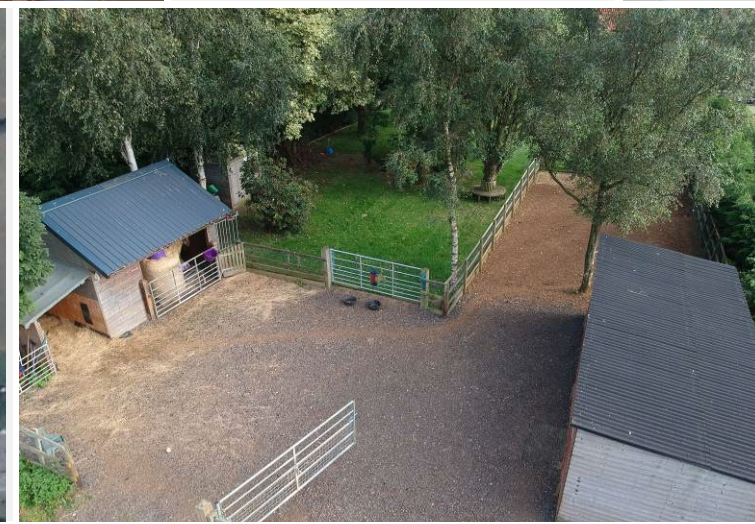


# QUE SERA AB KETTLEBY





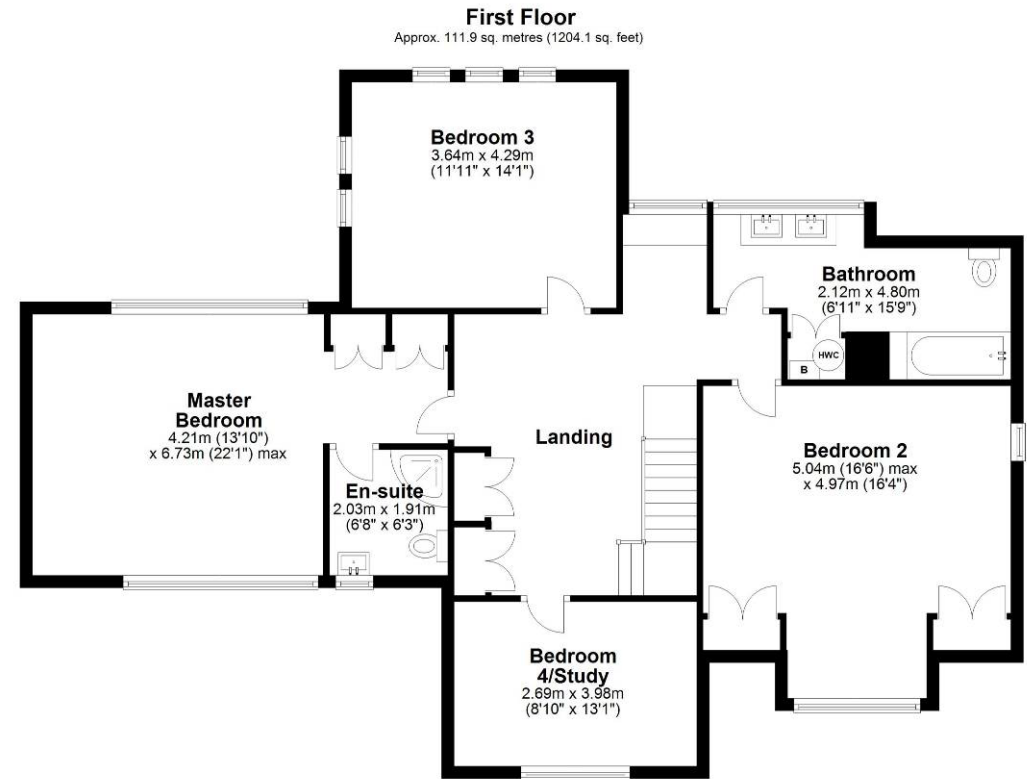
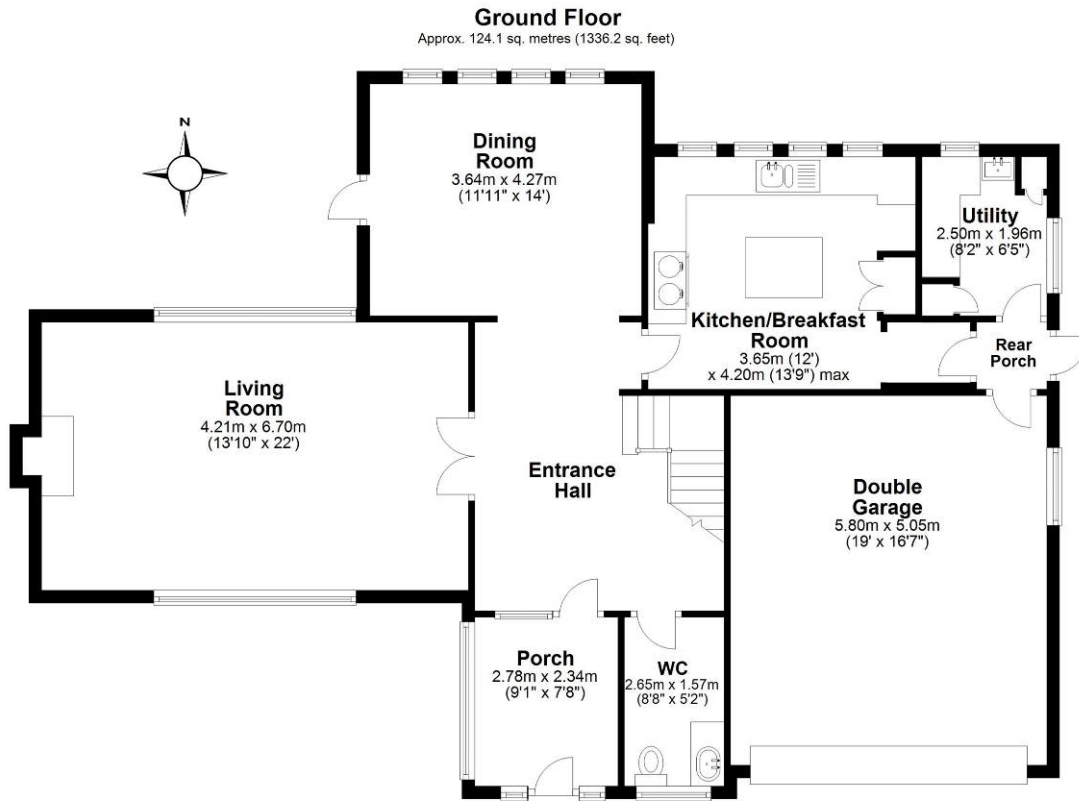


Que Sera is a substantial detached home which has recently undergone full renovation, offering immaculately presented spacious accommodation combined with equestrian facilities including paddock of approximately 4.5 acres with a separate access track, stables and lunge pen.

The accommodation offers an entrance porch opening into a spacious entrance hall, large living room, dining room, newly fitted breakfast kitchen, utility room and integral access into the double garage. The first floor offers a large landing giving access to three large double bedrooms, a smaller fourth bedroom, ensuite to the master and a main family bathroom.

Externally, the property is approached by a spacious driveway providing off-road parking for multiple vehicles and leading to the integral double garage. The rear garden has been landscaped to provide a large patio ideal for alfresco dining, a pergola with hot tub, spacious raised lawned area and a gateway leading to outbuildings including a hay store, stabling and leading to paddocks. A separate gated access track to the side of the property gives a second access to paddocks. Vendors have had plans approved for a 30x50m menage, American barn, horse walker and hay barn. Details available on request.

Ab Kettleby is an unspoilt village offering a public house and an active primary school, which has won an award of excellence by the DFEE. Further amenities can be found in the nearby market town of Melton Mowbray, also the city of Nottingham which is easily accessed. The property is well placed for horse riding, hacking & bridleways, and the renowned health hydro of Ragdale Hall. There are a number of noted independent schools in nearby Oakham, Uppingham, Loughborough and Nottingham. Direct access can be gained from Ab Kettleby across to Six Hills and onwards to Loughborough and Leicester. Easy commuting to London can be gained from Grantham to Kings Cross, Leicester to St Pancras and Nottingham to St Pancras, journey times approximately 75 minutes to 1 hour.



Total area: approx. 236.0 sq. metres (2540.4 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.

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