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- Double Fronted Detached Home
- Character Features
- Open Plan Living Kitchen
- Four Double Bedrooms, Three Bathrooms
- Popular Village Location
- Five Reception Rooms
- Renovated & Extended
- South-East Facing Enclosed Garden

Heartfield House, Waltham On The Wolds, LE14 4AB

Heartfield House is an attractive double fronted character home, situated on a lovely corner plot off the High Street of the popular village of Waltham On The Wolds.

Having undergone renovation and extension, the property is well-presented throughout and boasts over 2700sqft of living space. The accommodation comprises an entrance hall giving access to two bay-fronted reception rooms to the front both with feature fireplaces, a rear hallway, cloakroom, study with feature exposed beams, large open plan living kitchen with bifold doors onto the garden, separate utility room, sitting room and glazed garden room. The first floor provides four generous double bedrooms, two of which benefit from ensuite bathrooms and the further two serviced by the main bathroom.

Externally, the property is approached by a spacious private driveway giving off-road parking and leading to the integral double garage. The garage has been half converted to create a store room at the back, but the stud wall could easily be removed to revert back to full garaging. To the rear, the property offers lovely South-East facing gardens enclosed by stone walling to maintain privacy, with a large patio to enjoy alfresco dining in the summer months, spacious lawn and well-planted flower and shrub beds.

The property is located in the sought-after village of Waltham on the Wolds, which is situated between Melton Mowbray and Grantham in the Northeast corner of Leicestershire. Well placed for access onto the A1 this ancient village occupies an elevated position with stunning views across the Vale of Belvoir. The village offers an impressive range of amenities including a church, pub, deli, village hall, primary school, shop/post office and medical practice. The surrounding towns and villages offer excellent schooling of all grades and for the commuter there is a regular train service to London's Kings Cross, available at Grantham Railway Station (11.8 miles)





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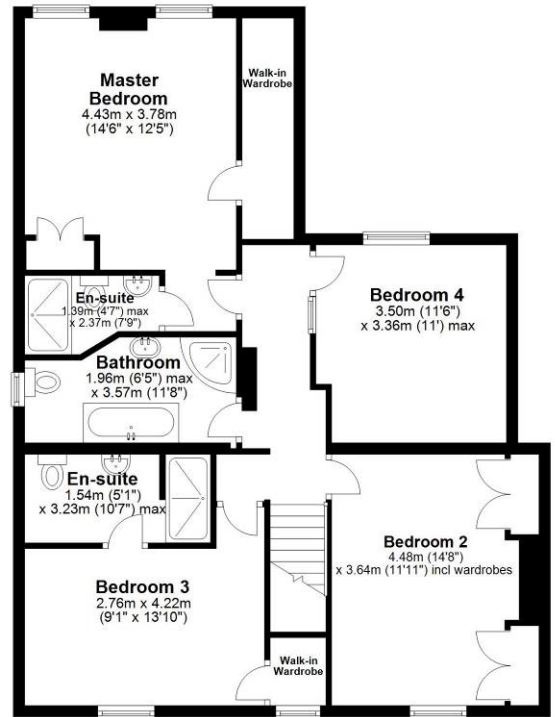
Ground Floor

Approx. 164.9 sq. metres (1775.1 sq. feet)



First Floor

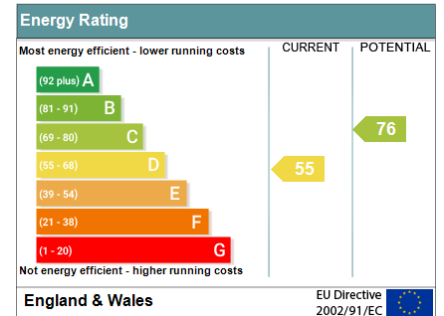
Approx. 90.3 sq. metres (972.0 sq. feet)



Total area: approx. 255.2 sq. metres (2747.1 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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