



Saltby Road, Croxton Kerrial, NG32 1QG
architects

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

This individual detached home is to be built on a private plot with views to the front over beautiful countryside on the edge of this rural village. The stylish high tech home will offer Air Source heating with underfloor heating to the ground floor and high spec double glazed windows and doors.

The accommodation will offer an Oak entrance porch, hall, cloakroom/w.c., living room, study, large open plan living dining kitchen which will be fitted to the highest standard with fully integrated appliances and utility room. To the first floor will be 4 double bedrooms, en suite shower room and main family bathroom both using high quality sanitary ware.

Outside will offer a driveway and parking leading to a timber car port and gardens to both front and rear.

Our client will be offering the property for sale off plan and will be building once a legal commitment to purchase has taken place, terms and timescale to be agreed.

The developers have a renowned reputation for quality and workmanship and have built several quality homes around the Melton and Vale of Belvoir area.





Key Features

- BESPOKE 'ONE OFF' DETACHED HOME
- FOR SALE OFF PLAN
- DELIGHTFUL EDGE OF VILLAGE LOCATION WITH VIEWS OVER OPEN COUNTRYSIDE
- AIR SOURCE HEATING WITH UNDER FLOOR HEATING TO GROUND FLOOR
- HIGH SPEC DOUBLE GLAZED WINDOWS AND DOORS
- TO BE FITTED AND FINISHED TO THE HIGHEST SPECIFICATION THROUGHOUT
- 2 RECEPTION ROOMS, OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM
- 4 DOUBLE BEDROOMS, EN SUITE SHOWER ROOM, MAIN BATHROOM
- DRIVEWAY, CARPORT AND STORE
- GARDENS TO FRONT AND REAR

Guide Price
£595,000

FEATURES

Air Source Heating

High Spec double glazed windows and composite external doors

Alarm system

Fully fitted stylish handle less kitchen units

Neff integrated appliances to include induction hob, extractor hood, single electric oven and combi oven, fridge freezer, dish washer

High quality sanitary ware and tiling

Fully carpeted and floor coverings

Gravel driveway

Carport and store

Turfed gardens

Outside tap

External lighting

VIEWINGS AND DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

sunflower.addicted.verges





Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

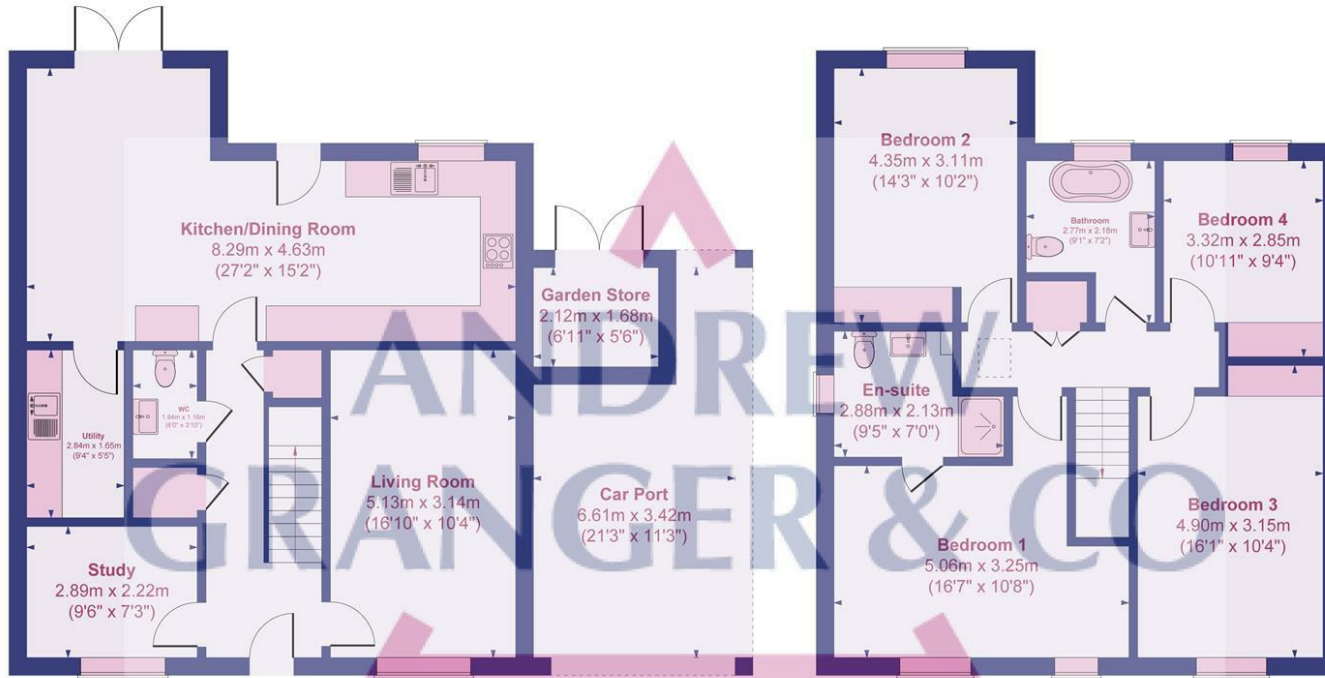
Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan

Approximate Gross Internal Area
153.3 sq. m. (1650 sq. ft.)



Ground Floor
Floor area 74.6 sq.m. (803 sq.ft.) approx
Garden Store 3.5 sq.m. (38 sq.ft.) approx
Car Port 17.8 sq.m. (192 sq.ft.) approx

First Floor
Floor area 74.6 sq.m. (803 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating -

Tenure - Freehold

Council Tax Band - New Build

Local Authority
Melton Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

