

4 Woodview Paddock, Stathern, LE14 4HL  
Asking price £395,000  
Council Tax Band: E



\*\*\*\*NEW PRICE\*\*\*NO UPWARDS CHAIN\*\*\*\*

This stunning THREE double bedroom, detached home is located in the sought-after development known as Woodview Paddock, Stathern. This home offers high specification fixtures and fittings with beautiful modern and stylish living spaces, perfect for families or individuals looking for a contemporary and energy efficient home.

This home flows beautifully offering all the modern living spaces, in brief the accommodation includes, entrance hall, home office, guest cloak, utility room and a outstanding open plan living kitchen diner, lounge with log burner.

The first floor offers three fantastic double bedrooms. The main bedroom is a real highlight having an en-suite and dressing room. The main bathroom has a four piece suite which is immaculate.



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### Woodview Paddock, Stathern, Melton Mowbray, LE14

Approximate Area = 1374 sq ft / 127.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for House and Home Bespoke. REF: 1067946

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	