



THE PADDOCKS, WALTHAM ON THE WOLDS

Asking Price Of £435,000

Four Bedrooms

Freehold



DETACHED HOUSE

UTILITY ROOM

WRAP AROUND GARDENS

GREAT COMMUTER LINKS

DOWNSTAIRS WC

DOUBLE GARAGE

VILLAGE LOCATION

CLOSE TO LOCAL SCHOOLS

COUNCIL TAX BAND D

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This detached four bedroom house is situated in the popular village of Waltham on the Wolds. Ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross. The village benefits from a primary school, a school bus service to the Belvoir high school, public house, shop/post office, delicatessen and a medical practice.

The accommodation on offer comprises; entrance porch, inner hallway, lounge, dining room, breakfast kitchen, utility room and doak room to the ground floor. Four good sized bedrooms and a family shower room to the first floor. Outside the property benefits from a double garage, ample off road parking and a rear around garden.

ENTRANCE PORCH Composite door into the entrance porch with a window to the side and a further door into the inner hall.

INNER HALLWAY Having stairs rising to the first floor landing, radiator, carpet flooring and glazed doors off to;

LOUNGE 15' 7" x 14' 0" (4.76m x 4.27 m reducing to 3m) A nice light and airy room having a walk-in bay window with French doors opening out onto the rear garden, a further window to the side, radiator, fireplace with electric fire and carpet flooring.

DINING ROOM 15' 7" x 11' 11" (4.77m x 3.64m) Spacious dining room having a walk-in bay window and a further window overlooking the front garden, radiator and carpet flooring.

KITCHEN/BREAKFAST ROOM 16' 3" x 11' 7" (4.96m x 3.55m reducing to 2.32m) Fitted with a good range of wall, base and drawer units, granite work surfaces, under counter one and a half bowl sink and drainer, integrated appliances to include; fridge freezer, dishwasher, eye level AEG double oven and electric hob with extractor over. Window to the front garden, laminate tiled effect flooring which continues through to the breakfast area having patio doors to the rear garden.

UTILITY ROOM 7' 1" x 6' 1" (2.18m x 1.86m) Having a wall mounted unit, work surface with stainless steel sink and drainer, space and plumbing for a washing machine, oil central heating boiler, external door to the side aspect and cushioned vinyl flooring.

CLOAKROOM 3' 6" x 5' 5" (1.08m x 1.67m) Comprising of a low flush WC and a wall mounted wash hand basin.

LANDING Taking the stairs from the inner hall to the first floor, having an airing cupboard, hatch to the part boarded loft with lighting and doors off to;

MASTER BEDROOM 11' 7" x 15' 8" (3.55m x 4.8m) Having dual aspect windows, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 7' 8" x 10' 0" (2.35m x 3.05m) Having a window to the rear aspect, radiator and carpet flooring.

BEDROOM THREE 10' 3" x 8' 3" (3.14m x 2.52m)

Currently used as a library, having a window to the front aspect, radiator and carpet flooring.

BEDROOM FOUR 7' 6" x 7' 5" (2.30m x 2.28m) Currently used as a home office having a window to the rear aspect, radiator and carpet flooring.

SHOWER ROOM 8' 0" x 7' 6" (2.46m x 2.30m) Comprising of a double walk-in shower cubicle with Mira shower, heated towel rail, vanity unit wash hand basin and close coupled WC. Obscure glazed window, LED lighting, vinyl flooring and tiled splash areas.

DOUBLE GARAGE Having an electric roller door, power and light connected.

OUTSIDE TO THE FRONT Gated access at the front with gravel and paved off road parking area, raised flower and shrub beds to each side, undercover seating area to the side of the porch and gated access to the rear garden.

REAR GARDEN Having a paved patio adjacent to the property and continuing around to the side and stepping up to the greenhouse, outside tap and electrical sockets, formal lawn with planted borders and garden shed. Wood panel fencing and stone walling secure the boundary.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor

Approx. 61.4 sq. metres (660.9 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.3 sq. feet)



Total area: approx. 118.6 sq. metres (1276.2 sq. feet)

This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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THE PROPERTY OMBUDSMAN
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.