



**MAIN STREET, SAXELBY**

**Asking Price Of £550,000**

**Three Bedrooms**

**Freehold**

**DETACHED HOUSE**

**THREE BEDROOMS**

**ELEVATED VIEWS**

**LOCAL AMENITIES NEARBY**

**GARAGE AND DRIVEWAY**

**GENEROUS PLOT**

**VILLAGE LOCATION**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

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Set back from the road with elevated views this three bedroom detached house situated in the hamlet of Saxelbye. Well placed for fast access to Nottingham, Melton Mowbray and Leicester with the nearby villages of Grimston, Old Dalby and Asfordby offering local amenities and schooling.

The accommodation on offer comprises; porch, entrance hall, lounge, dining room, kitchen diner, utility and WC to the ground floor. Three bedrooms, shower room and a separate WC to the first floor. Outside the property sits central to a generous plot with ample off road parking and garage.



**PORCH** Part glazed external door into the porch having dual aspect windows, tiled flooring and a wood door through to the entrance hall.

**ENTRANCE HALL** Having stairs rising to the first floor, under stair storage cupboard, radiator and carpet flooring.

**LOUNGE** 14' 2" x 13' 10" (4.33m x 4.23m) Having a window to the front with elevated views, radiator, feature open fireplace and carpet flooring.

**DINING ROOM** 11' 5" x 10' 10" (3.5m x 3.32m) Currently used as a sitting room having a window to the rear aspect, radiator, feature stone built open fireplace and carpet flooring.

**KITCHEN/DINER** 9' 0" x 14' 3" (2.76m x 4.35m) Having ample room for a table and chairs the kitchen is fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space for an under-counter fridge. Integrated double oven and grill, electric hob with extractor over. Window over looking the rear aspect, external door to the side, radiator and vinyl flooring.

**UTILITY ROOM/WC** 2' 10" x 5' 7" (0.88m x 1.72m) Having a base unit with work surface over, stainless steel sink and drainer unit, space and plumbing for a washing machine and tumble dryer. Obscure glazed window, low flush WC, radiator and tiled flooring.

**LANDING** Taking the stairs from the entrance hall having a window to the side aspect, radiator, airing cupboard and carpet flooring.

**BEDROOM ONE** 12' 7" x 12' 3" (3.85m x 3.75m) Having a window to the front aspect with elevated views, radiator, built-in wardrobes and carpet flooring.

**BEDROOM TWO** 11' 6" x 11' 6" (3.52m x 3.53m) Having a window to the rear aspect with countryside views, radiator and carpet flooring.

**BEDROOM THREE** 7' 11" x 8' 7" (2.43m x 2.63m) Having a window to the front aspect with elevated views, radiator, over stair storage cupboard and carpet flooring.

**SHOWER ROOM** 5' 10" x 5' 7" (1.78m x 1.71m) Comprising of a shower cubicle, pedestal wash hand basin and a heated towel rail. Obscure glazed window, tiled walls and vinyl flooring.

**WC** Having an obscure glazed window, low flush WC and vinyl flooring.

**FRONT ASPECT** Having wrought iron double gates to the sweeping drive leading to the property and providing ample off road parking, flanked by formal lawns, mature trees and shrubs.

**GARAGE** 17' 11" x 9' 2" (5.48m x 2.80m) Having a manual up and over door, power and light connected. Window to the side and a personnel door to the rear.

**GARDENS** Generous plot having wrap around lawns with mature trees, three apple trees and shrubs, garden shed and the oil tank which was replaced 6 years ago.

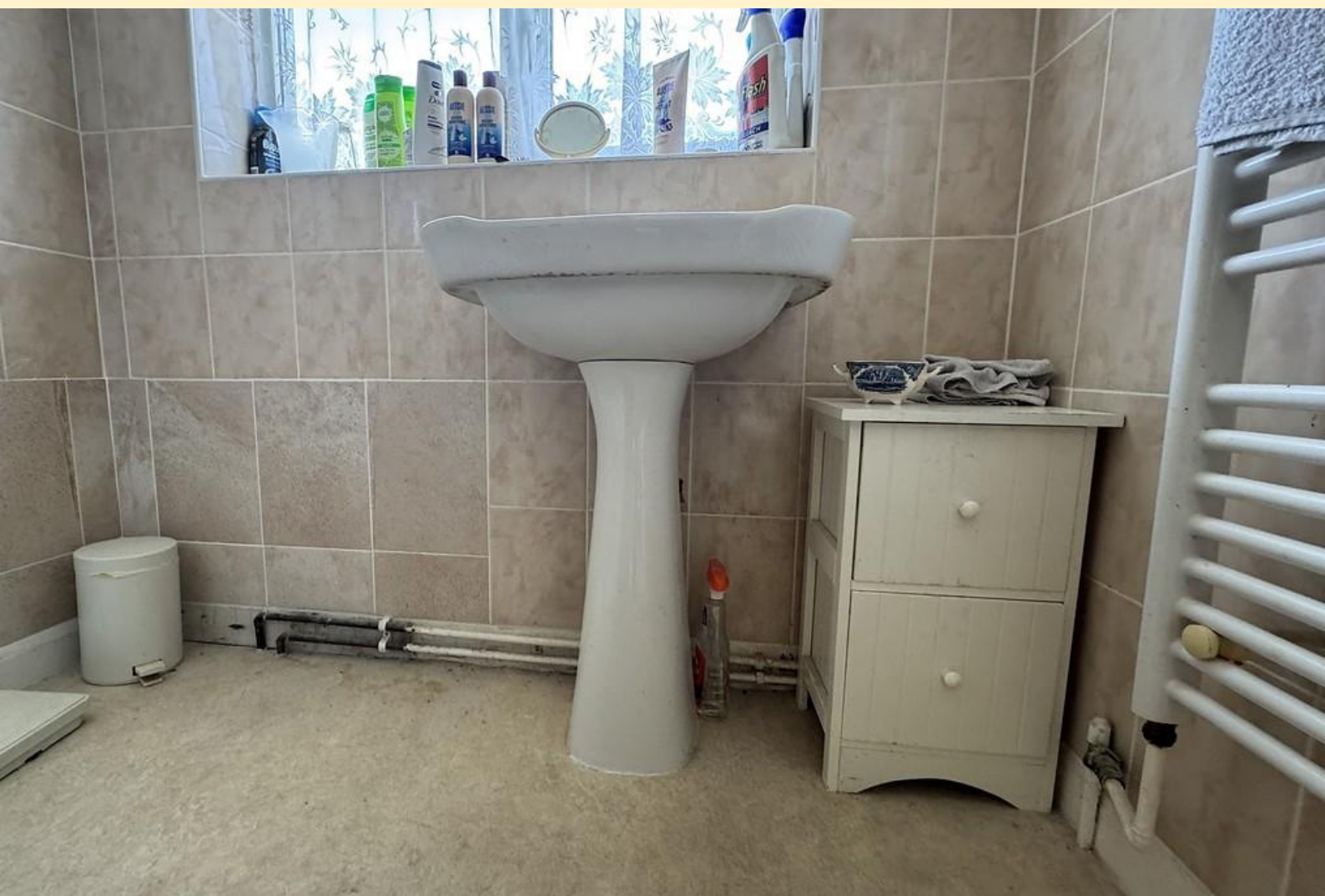
**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all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







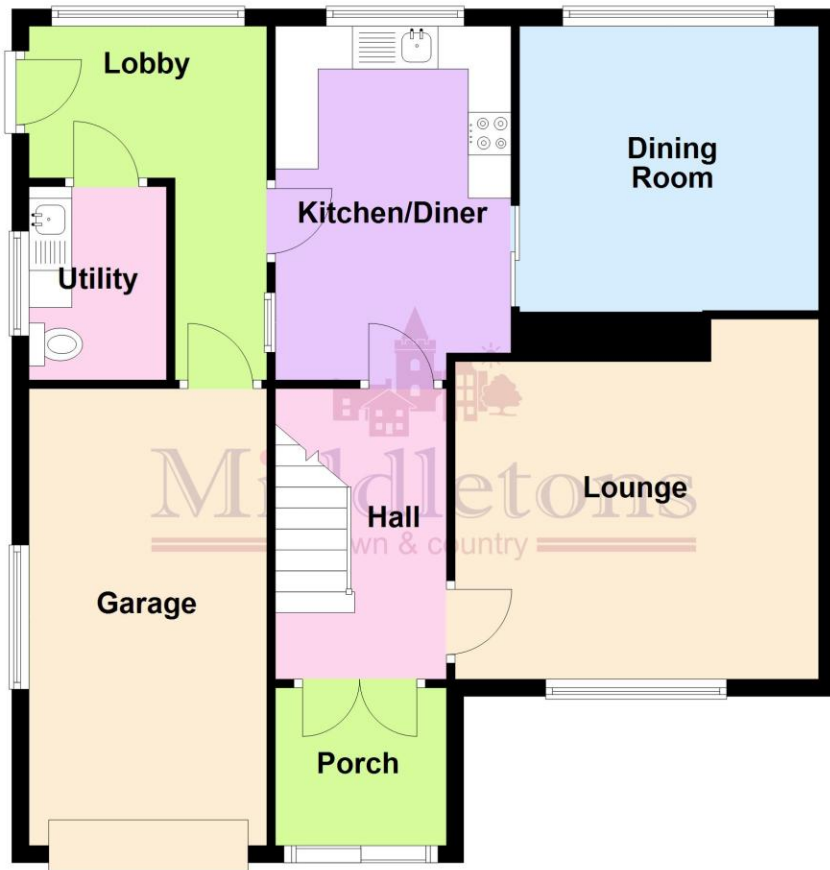




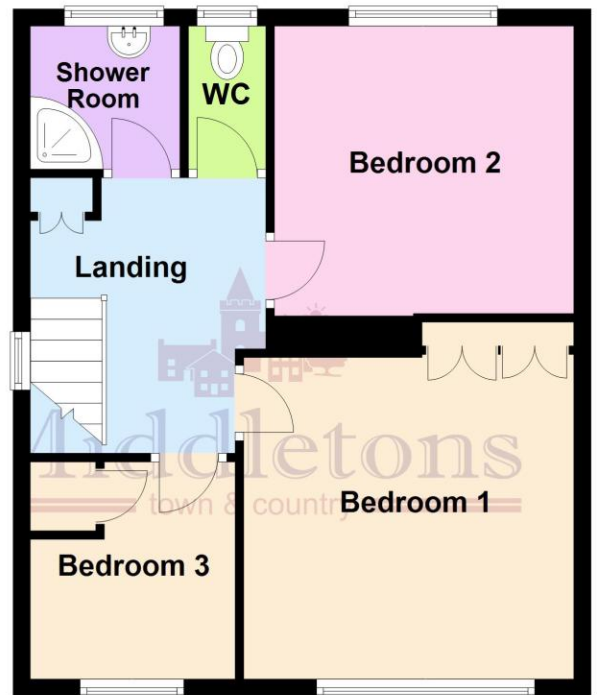




## Ground Floor



## First Floor



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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

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