



GOADBY ROAD, WALTHAM ON THE WOLDS

Asking Price Of £500,000

Four Bedrooms

Freehold



DETACHED HOUSE

DOWNSTAIRS WC

GOOD SIZED GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

TWO RECEPTION ROOMS

WELL SERVICED VILLAGE

VILLAGE PRIMARY SCHOOL

COUNCIL TAX BAND E

01664 566258

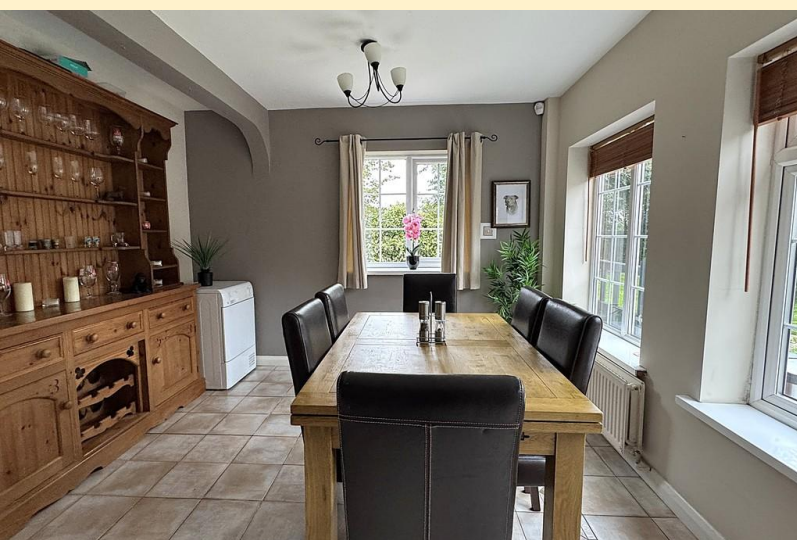
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Beautifully presented, four double bedroom detached house situated in the sought after village of Waltham on the Wolds. Ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross. The village benefits 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 hall, sitting room, lounge, breakfast kitchen, dining room, utility and cloakroom to the ground floor. Four double bedrooms, ensuite shower room and a family bathroom. Outside the property benefits from generous off road parking to the front, garage and a good sized private rear garden backing onto the open countryside.



PROPERTY DESCRIPTION Beautifully presented, four double bedroom detached house situated in the sought after 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 hall, sitting room, lounge, breakfast kitchen, dining room, utility and cloakroom to the ground floor. Four double bedrooms, ensuite shower room and a family bathroom. Outside the property benefits from generous off road parking to the front, garage and a good sized private rear garden backing onto the open countryside.

ENTRANCE HALL 6' 2" x 3' 7" (1.88m x 1.09m) Part glazed door framed with stain glass windows to each side making the entrance light and welcoming. Having a large fitted coir matt, radiator and opening through to the lounge.

LOUNGE 17' 10" x 14' 3" (5.44m x 4.36m) A light-filled, dual-aspect room featuring a front-facing window and a side window that together invite natural light throughout the day. A charming multi-fuel log burner sits within a brick-built surround, adding warmth and character to the space. A wooden spindle staircase rises to the first floor, while a radiator ensures comfort year round. Additional features include a TV aerial point, soft carpet underfoot, and wood doors leading off to the kitchen breakfast room and sitting room.

SITTING ROOM 12' 9" x 11' 5" (3.9m x 3.5m) A bright and versatile dual-aspect room with windows to both the front and rear, flooding the space with natural light, perfect for reading, relaxing, or working from home. A multi-fuel log burner creates a cosy focal point, complemented by a radiator for year round comfort and the warmth of wood flooring underfoot.

KITCHEN/BREAKFAST ROOM 17' 9" x 8' 8" (5.42m x 2.65m) A spacious dual-aspect room with windows to both sides, the kitchen is beautifully appointed with a range of wall, base and drawer units topped with granite work surfaces and tiled splash backs. A central island unit with breakfast bar offers the perfect spot for casual dining or morning coffee. Twin under mount sinks sit beneath one window, while integrated appliances include a double oven, grill, and induction hob with a sleek stainless steel extractor hood. There's ample space for an

American-style fridge freezer, plumbing for a dishwasher, and warm oak flooring underfoot. A stable door opens to the dining room.

DINING ROOM 14' 9" x 11' 0" (4.52m x 3.35m) A generously sized, dual-aspect room with a window to the rear, two side windows, and a part-glazed door that opens directly onto a side decking area, perfect for entertaining. Tiled flooring, radiator and door to the utility and cloakroom.

UTILITY ROOM 14' 8" x 7' 8" (4.48m x 2.35m) Practical and well-appointed utility features glazed French doors opening directly onto the rear garden A range of eye and base level units are complemented by roll-top work surfaces and tiled splash backs, sink drainer unit, plumbing for a washing machine, and a floor-mounted Worcester boiler. A tiled floor ensures durability and easy maintenance.

CLOAKROOM The two-piece suite includes a low-flush WC and a wall-mounted wash hand basin with tiled splash backs. Obscure glazed window for privacy and tiled flooring.

LANDING A bright and airy landing with windows to both the front and side, drawing in natural light and enhancing the sense of space. Practical features include two built-in storage cupboards which could be used to expand the current bathroom. Doors lead off to the bedrooms and family bathroom.

BEDROOM ONE 14' 3" x 11' 5" (4.36m x 3.50m) A spacious dual-aspect double bedroom with windows to both the front and side, a full wall of fitted wardrobes offers generous storage without compromising floor space. Radiator, carpet flooring and a door through to the ensuite.

ENSUITE 9' 0" x 4' 10" (2.75m x 1.49m) A well-appointed en-suite featuring a frosted side window for privacy and natural light. The white suite comprises a low-flush WC, pedestal wash hand basin, bidet, and an independent shower cubicle. Tiled splash backs, extractor fan, radiator and carpet flooring.

BEDROOM TWO 12' 9" x 11' 5" (3.90m x 3.50m) A spacious dual-aspect double bedroom with windows to both the front and side, creating a bright and inviting atmosphere. A full wall of fitted wardrobes offers excellent storage, radiator and carpet flooring.







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		