



**Connells**

Nottingham Road  
Ab Kettleby MELTON MOWBRAY





## Property Description

Introducing this spacious 5 bedroom detached property, nestled on a generous 0.37 acre plot, offering an unparalleled blend of tranquillity and potential. Located on the outskirts of Ab Kettleby which is less than 0.1 miles away from the local pub, The Sugar Loaf, and a convenient bus stop which takes you into Melton Mowbray.

Boasting three reception rooms, an integral garage, air-sourced heat pump (with back-up gas boiler) and solar panels, a utility room, a downstairs shower room, this residence invites endless possibilities for customisation and modernisation.

Step into the bright, sunlight interiors, where countryside views greet you at every turn, seamlessly merging with the warmth of the south-facing garden.

Embrace the opportunity to create your dream retreat in this idyllic setting, where classic charm meets modern convenience.

Don't miss the chance to transform this property into the ultimate haven tailored to your unique vision.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price

including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor Entrance Hall

Double glazed door to the front, stairs leading to the first floor, under stair storage cupboard and laminate flooring under-foot.

## Downstairs W/C

Complete with a W/C, sink and double-glazed window.

## Living Room

19' 9" x 11' 10" ( 6.02m x 3.61m )

Experience the perfect harmony of comfort and charm in this living room, featuring a gas fireplace, a double glazed window, a double-glazed sliding door leading to the garden and two radiators for warmth.

### Reception Room 2

13' 8" Into Recess x 11' 7" ( 4.17m Into Recess x 3.53m )

Boasting a second reception room to the rear including a radiator, double-glazed window, laminate flooring, and an antique Ironbridge fireplace.

### Kitchen And Breakfast Room

22' 9" x 10' 2" ( 6.93m x 3.10m )

To the rear the kitchen, including a Smeg range, an extractor fan, a double sink, a plumbed in dishwasher, a double-glazed window overlooking the garden and tiled flooring underfoot.

### Dining Room

13' 5" Into Recess x 12' 7" ( 4.09m Into Recess x 3.84m )

To the front of the property, a dining room including a double-glazed window, a radiator and laminate flooring under-foot.

### Utility Room

12' 7" Max x 9' 2" Max ( 3.84m Max x 2.79m Max )

Plumbing for a washing machine and tumble dryer.

### Shower Room

With the convenience of a recently upgraded shower room downstairs with a w/c, sink, radiator, double glazed window, a shower and vinyl flooring underfoot.

### Integral Garage

Convenience meets security with this sizeable integral garage equipped with an electric door and electricity throughout, two double-glazed windows, with a door leading to the garden.

### First Floor

#### Landing

With two sizeable storage cupboards and a separate airing cupboard.

#### Bedroom One

15' 1" x 12' 7" ( 4.60m x 3.84m )

To the rear this dual aspect master bedroom boasts

two double-glazed windows, a radiator, carpet underfoot, a dressing room and an ensuite.

#### Dressing Room

Double-glazed window and carpet underfoot.

#### Ensuite

This modernised ensuite is complete with a w/c, a sink, a free-standing shower, a bath and a double-glazed window.

#### Bedroom Two

12' x 11' 7" ( 3.66m x 3.53m )

To the rear, the second bedroom includes a radiator, a double-glazed window and carpet under-foot.

#### Bedroom Three

13' 8" Into recess x 11' 7" ( 4.17m Into recess x 3.53m )

To the rear, the third bedroom includes a radiator, a double-glazed window and carpet under-foot.

#### Bedroom Four

10' 2" x 11' 7" ( 3.10m x 3.53m )

To the rear, the fourth bedroom includes a radiator, a double-glazed window and carpet under-foot.

#### Bedroom Five

11' 9" x 8' 8" ( 3.58m x 2.64m )

To the front, the fifth bedroom includes a radiator, a double-glazed window, built in storage and a vanity unit and carpet under-foot.

#### Bathroom

Complete with a corner bath, a double-glazed window, radiator and a sink.

#### W/C

With a w/c and a sink and a double-glazed window.

#### Externally

##### Front Garden

With views of a field you can easily park up to 8 vehicles on the driveway, perfect for those with multiple vehicles or those who have a caravan.

##### Rear Garden

This South facing garden benefits from a patio area and access to the front of the property which is perfect for those who are looking for a property with a sizeable garden. There is also a former greenhouse site with both water and power at the location.







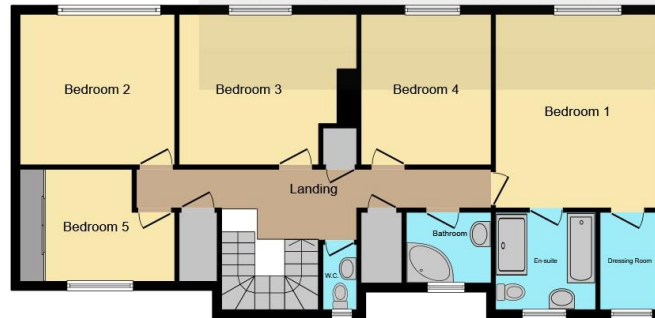








**Ground Floor**



**First Floor**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307060](http://connells.co.uk/Property/MOW307060)**



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