



# 7 NEW STREET

SCALFORD, MELTON MOWBRAY, LE14 4DP

3 3 2

Guide price

**£389,950**

Offers Over

## ACCOMMODATION

A superb cottage in the village of Scalford, maintained to an exceptional standard by the current vendor. This family home offers versatile accommodation and outdoor space for entertaining and relaxing. Book your tour today with our local office in Melton Mowbray.

### Description

Could this be the perfect cottage for family buyers? Scalford is a village in the Melton Borough of Leicestershire and is three miles to the north of Melton Mowbray at the southern end of the Vale of Belvoir. It has a village pub and local school and is a highly regarded village.

Shoulers Estate Agents are the preferred agent for this delightful cottage which the current vendor has improved to meet the demands and needs of the modern family. As soon as you arrive you realise that this is a special home. If you have a car, the driveway on the front provides off road parking for a vehicles and the electric door to the garage is suitable for another vehicle or indeed the Golf Clubs, bicycles, or further storage that families need.

The main garden area is to the front of the property, this is private and enclosed and has a patio seating area for relaxing on a summer's day.

Step inside the property and you will not fail to be impressed. The reception porch is ideal for kicking off your shoes and removing your coat, and its perfect if you've been out for a walk with the dog on a rainy day before entering the main living space. To the right is the kitchen which is well equipped for the modern family with a range of matching base and eye level units and work surface areas. There are plenty of plugs and sockets for all the appliances and charges that come with everyday life and fitted appliances include oven, hob, extractor, dishwasher, and microwave.

For those that like their technology, the property is fitted with the "Control 4" system, which operates lighting, security, and the entertainment system. You can see in operation in each room starting with the extremely spacious living room and dining area. This is a real wow factor for the property and one can imagine relaxing in the living space in front of the TV or reading a book. The dining area gives you that added space for formal dining or entertaining and the feature central staircase separates the two areas seamlessly.

We then move through to the inner hallway which has two doors off it to the utility room and downstairs shower room. The utility room compliments the kitchen perfectly and provides extra appliance space. The shower room is fitted with a matching suite to include walk in shower, WC, and wash hand basin.

Completing the downstairs accommodation is the Family Room, again, spacious, and extremely versatile. It currently serves two purposes, one half as a cinema room and one half as a home office. It has French doors to a private courtyard, with covered seating and a central firepit. This has all year use and is the place to enjoy a glass of wine or a G&T on a summers evening or gather around the firepit on a winters evening.

Next, we move upstairs, where you'll find three spacious bedrooms, a "jack and jill" en-suite servicing the second and third rooms and a private en-suite bathroom to the principal bedroom.

Each bedroom has a fixed air conditioning unit and there are remote control blinds as a feature to each room. The Velux windows in the principal bedroom also have remote control blinds and there is a "Juliet balcony" over-looking the courtyard.

### WHAT3WORDS

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**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** Freehold, vacant possession upon completion.

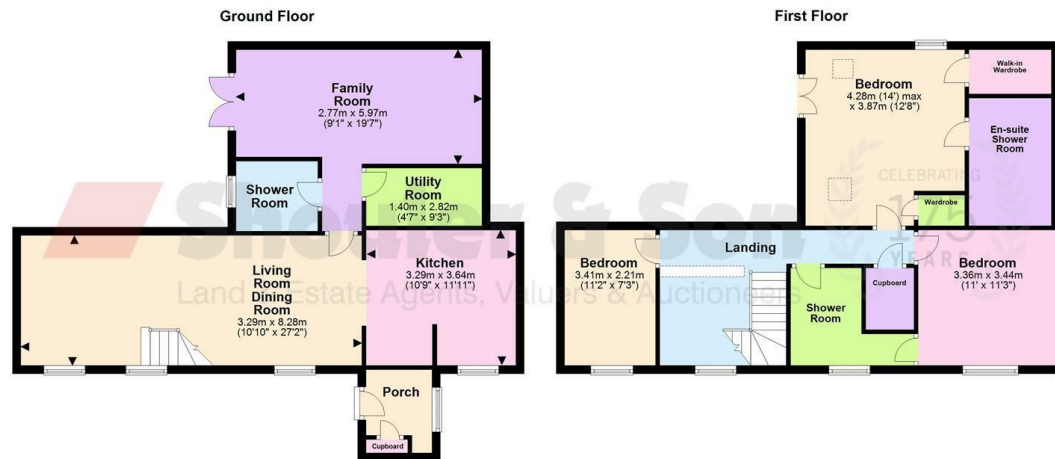
**SERVICES:** Mains electricity, oil, water and drainage.

**COUNCIL TAX:** Melton

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.



## Floor Plan



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
102-110 kWh/m <sup>2</sup> /year	A		
81-101 kWh/m <sup>2</sup> /year	B		
61-80 kWh/m <sup>2</sup> /year	C		
41-60 kWh/m <sup>2</sup> /year	D		
21-40 kWh/m <sup>2</sup> /year	E		
1-20 kWh/m <sup>2</sup> /year	F		
1-15 kWh/m <sup>2</sup> /year	G		

Not energy efficient - higher heating costs

England & Wales EU Directive 2002/91/EC