



11 Eperson Way, Waltham On The Wolds, LE14 4DQ

 **NEWTON FALLOWELL**

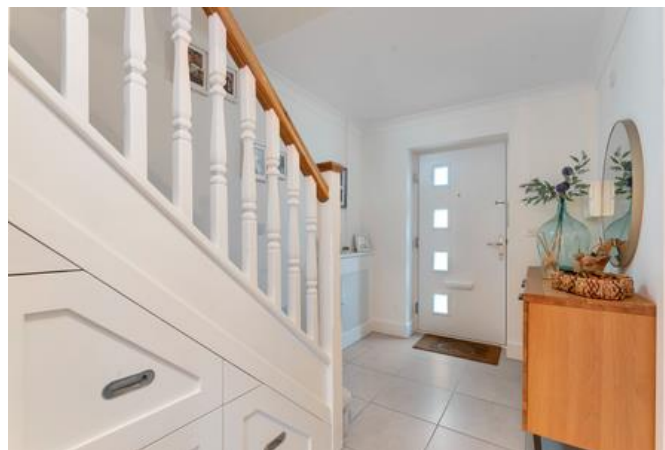


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## Key Features

- Modern Semi Detached Home
- Two Spacious Double Bedrooms
- Open Plan Living Area
- Showhome Condition Throughout
- Air Source Heating
- Quiet Cul-De-Sac Location within Great Village Location
- Two Off Road Parking Spaces
- NHBC Warranty Remaining
- EPC Rating B
- Freehold

£249,950





Set within a modern and quiet cul-de-sac in the popular village of Waltham on the Wolds is this "Showhome Condition" semi-detached home featuring spacious accommodation arranged over two floors. Boasting an open plan living area, a fully fitted kitchen, two double bedrooms and a family bathroom, this ideal home has been built with energy efficiency in mind with an air source heat pump. Positioned on a private plot with a driveway for two vehicles, a superb garden office and low maintenance throughout. Internal viewings are strongly advised to avoid missing out.



As you approach the property from the front, the composite door leads through to the spacious entrance hall with useful storage and a downstairs WC. The kitchen has been fitted with a high-quality range of wall and base units along with fitted appliances. The open-plan living area is positioned at the rear of the property with direct access to the rear garden. From the first floor landing, you have two spacious double bedrooms along with a luxury three-piece bathroom and further storage.



The property is positioned on a delightful plot and boasts two parking spaces to the front of the house. Gated access leads around the side of the house to the rear garden where you find a patio area with a mix of plants and shrubs. A useful Garden Office has been installed providing extra space from the main house and has a variety of potential uses.

Entrance Hall 5.01m x 2.19m (16'5" x 7'2")

Kitchen 3.56m x 2.45m (11'8" x 8'0")

Downstairs WC 1.57m x 0.99m (5'2" x 3'2")

Living & Dining Room 4.77m x 4.16m (15'7" x 13'7")

First Floor Landing 3.33m x 2.08m (10'11" x 6'10")

Bedroom One 4.76m x 2.91m (15'7" x 9'6")

Bedroom Two 4.74m x 2.59m (15'7" x 8'6")

Bathroom 2.55m x 2.12m (8'5" x 7'0")

Garden Office 2.92m x 2.38m (9'7" x 7'10")

#### Agents Note: Residents Management Company

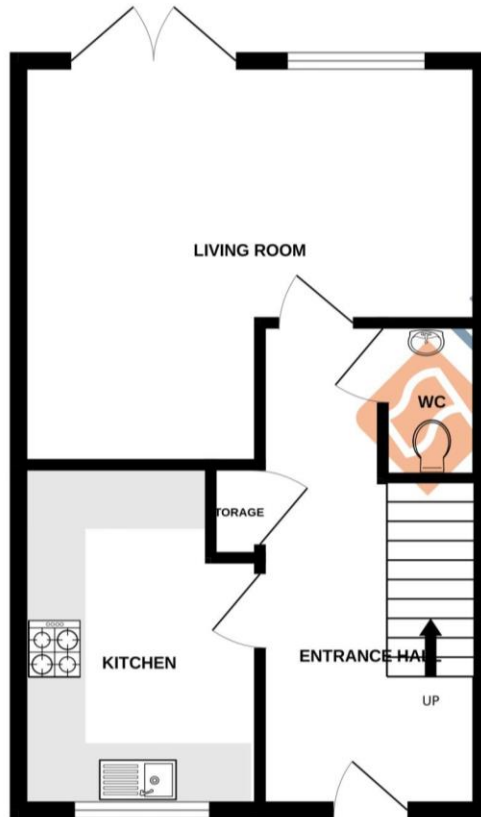
The property is liable to pay an annual charge to Forest Heath Management Company for the maintenance and upkeep of the common areas within the development. We are advised that the current charge is £240 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.



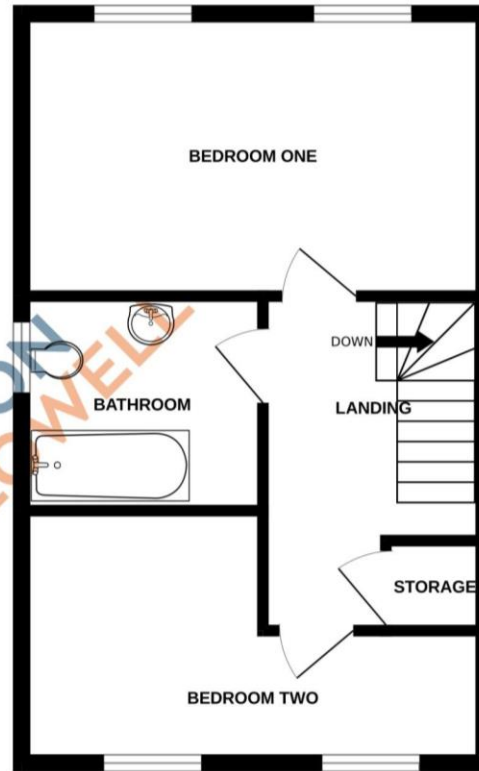
GARDEN OFFICE  
75 sq.ft. (7.0 sq.m.) approx.



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



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TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		T19 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Melton Borough Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.