



14 Nursery Lane, Holwell, LE14 4UF

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Modern & Extended Semi-Detached House
- Three Bedrooms
- Cloakroom WC & Utility
- Open Plan Living/Dining/Kitchen
- Separate Sitting Room
- Driveway & Off-Road Parking
- Countryside Views
- EPC Rating C
- Freehold

£300,000





A lovely semi-detached family home having been modernised and extended to a high specification situated in a rural setting with delightful views over open countryside. Having the benefit of gas central heating and uPVC double glazing, the accommodation comprises in brief, entrance hall, sitting room, open plan living/dining/kitchen, utility room and cloakroom WC. On the first floor are three bedrooms and a shower room. There is a substantial gravelled frontage providing ample off-road parking with hedging to the boundary and gated access to a delightful rear garden with a paved and decked seating area and the remainder laid to lawn. There are open views over the countryside and fields beyond.

Accessed via a double-glazed door into the entrance hall with stairs rising to the first-floor landing and door off to the sitting room having a double-glazed walk-in box window to the front aspect, television point, and wood effect tiled flooring. Door leading through to the open plan living/dining/kitchen with a continuation of the wood effect tiled flooring which also has electric underfloor heating in the kitchen/dining area. A spacious area having flexible use with space to dine, opening through to the modern fitted kitchen with a window and French doors to the rear aspect. The kitchen area has a vaulted ceiling with feature hanging lights and is fitted with a good range of wall and base Shaker style units, straight edge wooden work tops, sink and drainer, tiled splashbacks, integrated oven and four ring gas hob with a stainless-steel extractor hood above, dishwasher and space for a freestanding fridge freezer. Door off to a utility room housing the central heating combination boiler and space and plumbing for a washing machine and tumble dryer with a double-glazed door to the side aspect. There is a cloakroom WC with a window to the side and a contemporary two piece suite comprising a low flush WC and wash hand basin set in a vanity unit with a cupboard below.





Stairs rising to the first floor landing with loft access and doors off to three bedrooms and a modern re-fitted shower room having a fully tiled walk-in double shower cubicle, wash hand basin set in a vanity unit with cupboard below and a low flush WC.

There is ample off-road parking to the front of the property and gated access to a delightful rear garden with a garden shed and open views over the countryside beyond.



Entrance Hall 0.00m x 0.00m (0'0" x 0'0")

Sitting Room 3.63m x 4.60m (11'11" x 15'1")

Open Plan Living/Dining/Kitchen 4.37m x 9.75m (14'4" x 32'0")

Utility Room 1.57m x 1.45m (5'2" x 4'10")

Cloakroom WC 0.00m x 0.00m (0'0" x 0'0")

Bedroom One 4.66m x 2.85m (15'4" x 9'5")

Bedroom Two 2.24m x 2.67m (7'4" x 8'10")

Bedroom Three 2.31m x 2.36m (7'7" x 7'8")

Shower Room 1.32m x 1.83m (4'4" x 6'0")





We warrant every effort will be made to ensure the accuracy of the floor plan contained herein. Measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. It is advised that prospective purchasers should verify all measurements by independent professional means. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency and to give.



The graph shows this property's current and potential energy rating.

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.