



Gartree, Lag Lane, Thorpe Arnold, LE14 4RU

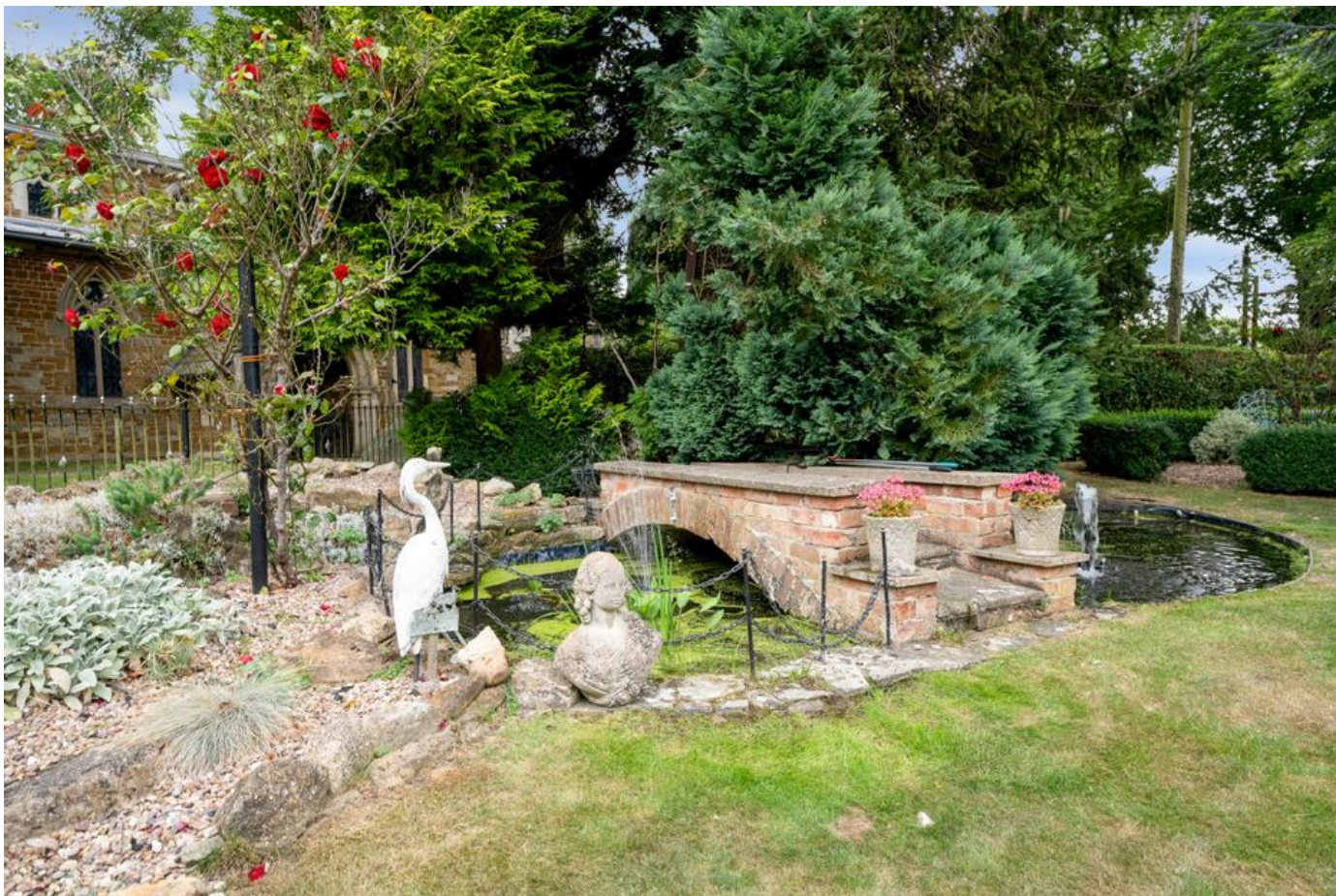
 **NEWTON FALLOWELL**



## Key Features

- Impressive Detached Bungalow
- Four Bedrooms
- Spacious Living/Dining Room
- Breakfast Kitchen
- Substantial Plot
- Three Garages
- Electric Gates
- NO ONWARD CHAIN
- EPC Rating E
- Freehold

Offers in excess of £480,000





Offered to the market with NO ONWARD CHAIN, is this impressive, individual detached bungalow situated in the desirable village of Thorpe Arnold. Occupying a substantial and well-established plot with gardens that wrap around the property, the accommodation comprises, entrance hall, cloakroom WC, a spacious 'L' shaped living, dining room, breakfast kitchen with pantry, four good sized bedrooms and a family bathroom. There are electric gates giving access to a block paved driveway and delightful landscaped gardens.

Accessed via the front door into the entrance hall, wood laminate flooring, cupboard housing the warm air heating boiler which was installed approximately 12 months ago and door off to the cloakroom WC with a continuation of the wood laminate flooring, window to the front aspect and two piece suite comprising a low flush WC and wash hand basin. The spacious 'L' shaped living, dining room has windows to the front and side aspects and French doors leading out to the rear garden, feature open fireplace with a decorative surround, fitted shelving and coving to the ceiling. The fitted breakfast kitchen has a window and stable door to the rear aspect, a range of wall and base units, tiled splashbacks, one and a half bowl sink unit, integrated Neff oven, four ring De Dietrich hob with extractor hood above, space for freestanding dishwasher, fridge/freezer and washing machine/dryer. Doors off to four good sized bedrooms and a family bathroom. A block paved driveway provides ample off-road parking leading to a double garage with an electric up and over door, power and light and access to a loft space with a pull-down ladder. A particular highlight of the property is the delightful, landscaped gardens with direct views to the village church, outdoor tap, courtesy lighting, a water feature, a vast array of mature shrubs and trees and gated access to the fully enclosed rear garden, which is mainly laid to lawn.





There is a summer house which could be used as an office and a useful connecting storeroom with a further detached workshop in the garden.

Viewings are highly recommended to appreciate the size and quality of the accommodation on offer.

Entrance Hall

Cloakroom WC

Living, Dining Room 18'0" x 24'0" (5.5m x 7.3m)

Breakfast Kitchen 13'10" x 9'7" (4.2m x 2.9m)

Bedroom One 13'1" x 10'9" (4m x 3.3m)

Bedroom Two/Sitting Room 16'1" x 11'11" (4.9m x 3.6m)

Bedroom Three 9'3" x 9'9" (2.8m x 3m)

Bedroom Four 9'3" x 9'9" (2.8m x 3m)

Bathroom 0'0" x 0'0" (0m x 0m)

Integral Garage 15'4" x 16'1" (4.7m x 4.9m)

Summer House 12'4" x 7'5" (3.8m x 2.3m)

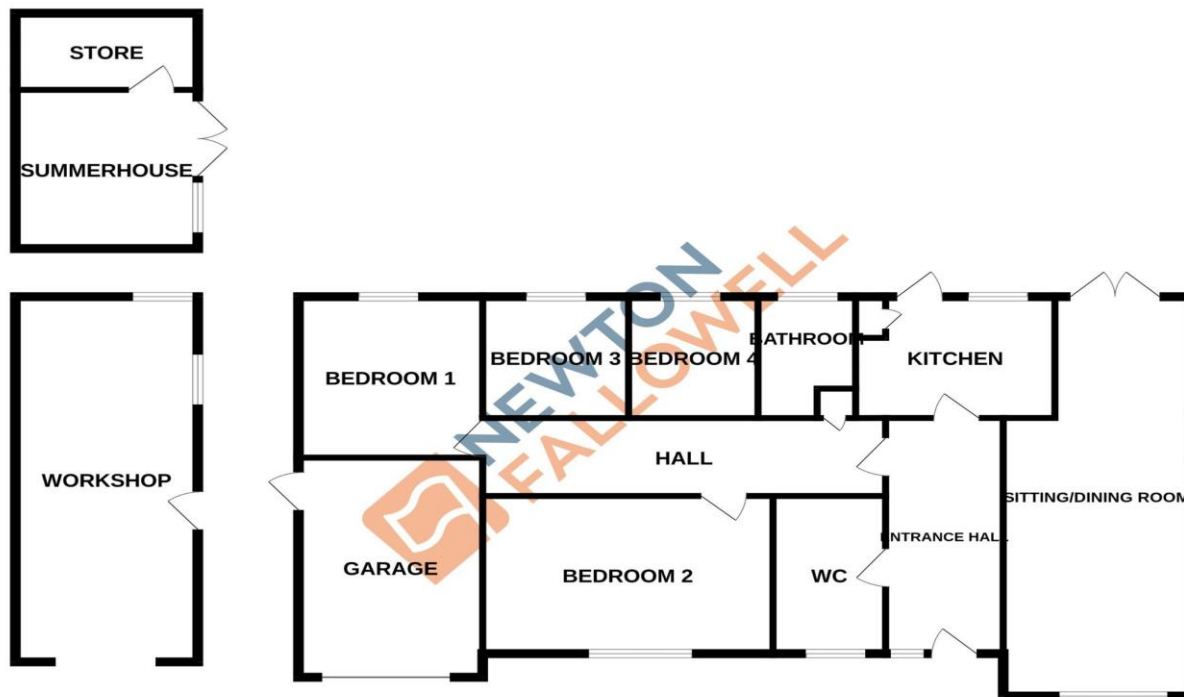
Storeroom 7'5" x 6'8" (2.3m x 2m)

Detached Garage 10'5" x 28'5" (3.2m x 8.7m)





## GROUND FLOOR



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		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		

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

### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: F

### 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.