



21 Oval Way, Nether Broughton, LE14 3DJ

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Modern Detached Family Home
- Exceptional High Specification
- Three Bedrooms
- Ground Underfloor Heating
- Dining Kitchen with Integrated Appliances
- Bathroom & En-suite Shower
- Open Countryside Views
- Potential to Extend (SSTP)
- EPC Rating B
- Freehold

£450,000





Situated in the desirable village of Nether Broughton is this attractive, modern, three-bedroom detached family home. Underfloor heating warms the whole of the downstairs and the log burner in the living room makes this home super cosy. Having the benefit of solar panels on the roof, oak internal doors and low energy lighting throughout, the accommodation comprises in brief, entrance hall, cloakroom WC, living room and dining kitchen. On the first floor are three bedrooms, a family bathroom and an en-suite shower room. Outside to the front is a block paved driveway providing off-road parking leading to a detached brick-built garage with an up and over door, power and light. Gated access to the enclosed rear garden which is mainly laid to lawn with delightful open views over the surrounding countryside and timber panel fencing to the boundaries.

Accessed via the front door with storm porch into the entrance hall with stairs rising to the first floor, understairs storage cupboard and cloakroom WC with two-piece suite comprising a low flush WC and wash hand basin. The spacious living room has double glazed windows to the side and rear aspects and French doors opening out to the paved patio with lovely open views over the open countryside, fireplace with inset log burner and wooden mantle, underfloor heating and TV point. The generous dining kitchen has top of the range Siemens integrated appliances to include dishwasher, washer dryer, fridge freezer, gas hob and eye level multi-function electric oven, an array of wall and base units, Silestone work surfaces, sink and drainer and space to dine, Porcelanosa flooring and windows to the front and side aspects. Stairs rising to the first-floor landing with loft access and doors off to three good sized bedrooms, two having built-in wardrobes and a family bathroom with a white three-piece suite, contemporary tiling to walls and heated towel rail.





The main bedroom has an en-suite shower room with a three piece suite comprising a low level WC, shower cubicle and wash hand basin set in a vanity unit with drawers below.

The front garden is landscaped and turfed with a substantial block paved driveway providing off-road parking leading to a detached brick built garage, electric car charging points, outside tap and gated access to the enclosed rear garden which is a particular highlight having wonderful open views over the surrounding countryside.



Entrance Hall

Living Room 4.2m x 5.24m (13'10" x 17'2")

Dining Kitchen 5.35m x 3m (17'7" x 9'10")

Cloakroom WC 1.8m x 0.89m (5'11" x 2'11")

Bedroom One 3.88m x 3.99m (12'8" x 13'1")



En-suite Shower Room 1.73m x 2.1m (5'8" x 6'11")

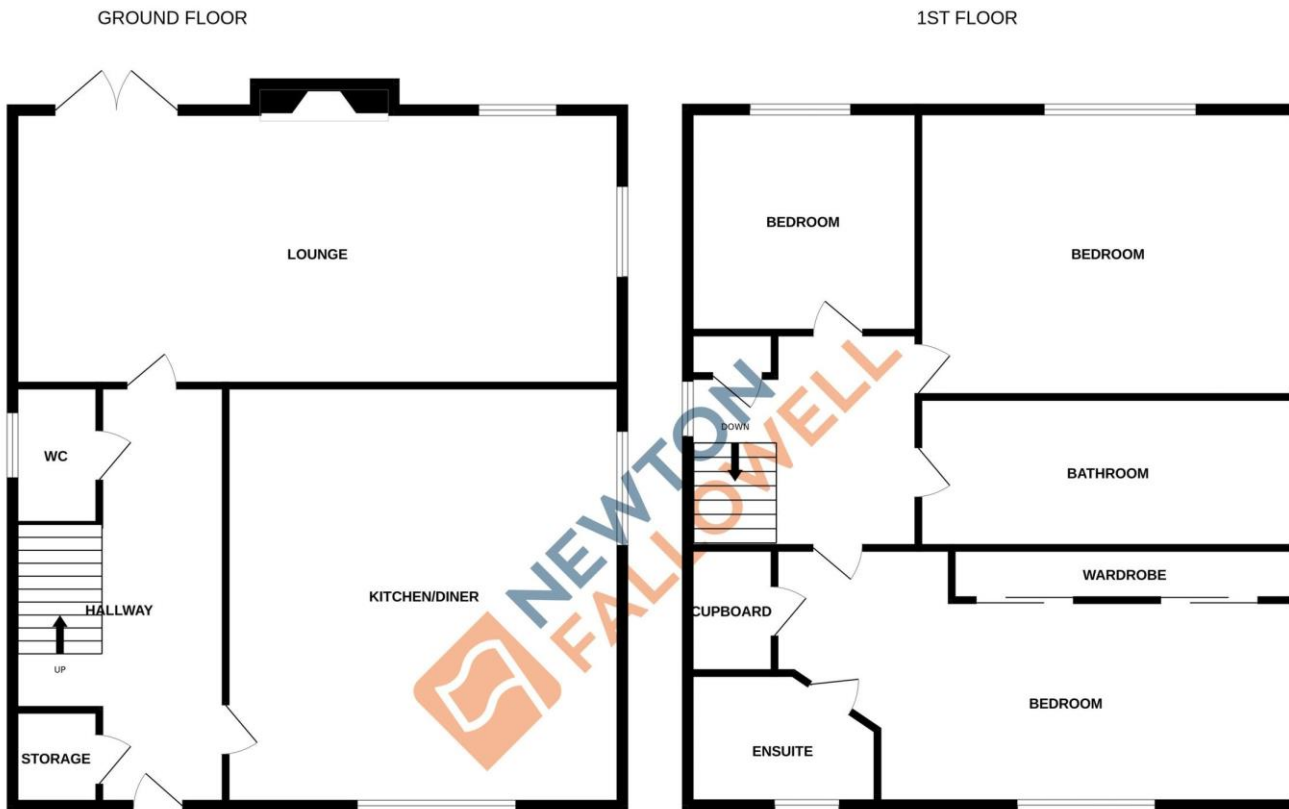
Bedroom Two 4.15m x 2.64m (13'7" x 8'8")

Bedroom Three 3.04m x 2.48m (10'0" x 8'1")

Bathroom 1.44m x 2.9m (4'8" x 9'6")

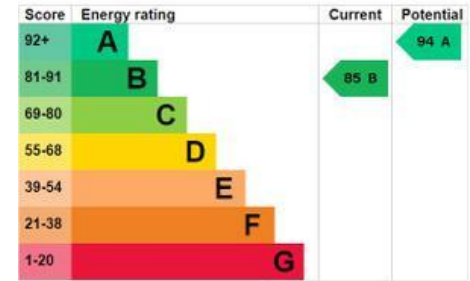






TOTAL FLOOR AREA : 2212 sq.ft. (205.5 sq.m.) approx.

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

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: D

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.