



19, Kendon House Melton Road, Waltham On The  
Wolds, LE14 4AJ

 **NEWTON FALLOWELL**



 4    1    2

## Key Features

- Individual Detached House
- Four Bedrooms
- Downstairs WC Cloakroom
- Two Reception Rooms
- Breakfast Kitchen & Utility Room
- Generous Plot
- Family Bathroom
- Garage & Off-Road Parking
- EPC Rating D
- Freehold

£550,000







An individual four-bedroom family home situated in the sought after village of Waltham on the Wolds. Set back from the road on a generous plot with attractive gardens to the front and rear, the accommodation comprises in brief, entrance hall, downstairs WC/cloakroom, two spacious reception rooms, a breakfast kitchen and utility room. On the first floor are three good sized bedrooms and a family bathroom. The property is approached via a long driveway providing ample off-road parking leading to a good sized detached single garage.

Accessed via the leaded front door into a spacious entrance hall with solid wood reclaimed flooring, stairs rising to the first floor with wooden and wrought iron balustrade to the staircase. Door off to a downstairs cloakroom WC with a two-piece suite and parquet wood flooring. A good-sized light and airy living room with three uPVC leaded windows to the front and side aspects, a continuation of the solid wood flooring, wood burning stove and flue set on a tiled hearth, and a separate dining room with two uPVC leaded windows to the side and front aspects, French doors leading to the rear garden and solid wood flooring. The breakfast kitchen has a good range of white wall and base units with roll top work surfaces over, sink and drainer, tiled splashbacks, integrated oven and hob, space to dine and door off to the utility room and rear porch. The utility room houses the Worcester oil fired central heating boiler, sink and drainer with base unit and space and plumbing for a washing machine. From the rear porch is a door leading to the garden with two useful store cupboards. Stairs rising to a spacious galleried landing with doors giving access to three good sized bedrooms and a family bathroom having a three-piece suite and airing cupboard housing the hot water cylinder.





Occupying a generous plot, the well tended gardens have an array of mature shrubs and trees and areas laid to lawn. There are raised planters and an oil tank to the rear of the garage. The property is approached via a long driveway around to the rear of the property providing ample off-road parking leading to a good-sized garage with up and over door.

Viewings are highly recommended to appreciate the spacious accommodation on offer.

Entrance Hall

Downstairs WC

Living Room 4.22m x 4.39m (13'10" x 14'5")

Dining Room 4.62m x 3.76m (15'2" x 12'4")

Breakfast Kitchen 2.24m x 4.39m (7'4" x 14'5")

Utility Room 2.24m x 1.96m (7'4" x 6'5")

Bedroom One 4.22m x 4.37m (13'10" x 14'4")

Bedroom Two 4.6m x 4.32m (15'1" x 14'2")

Bedroom Three 2.36m x 3.4m (7'8" x 11'2")

Bedroom Four 2.80m x 2.03m (9'2" x 6'8")

Bathroom 2.39m x 2.44m (7'10" x 8'0")

Garage

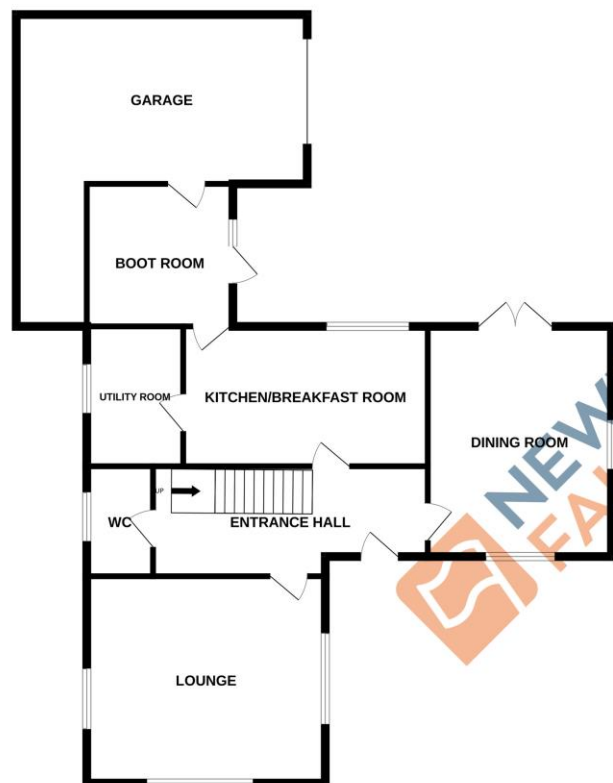




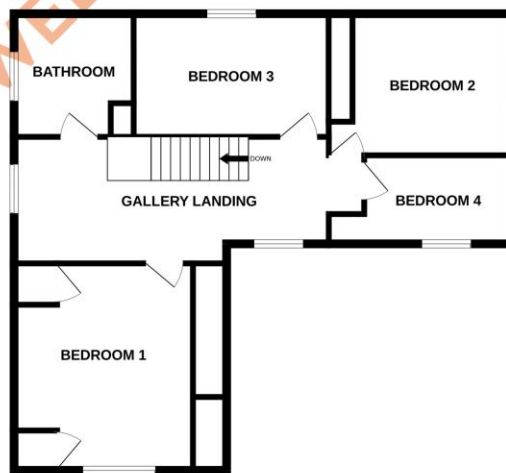




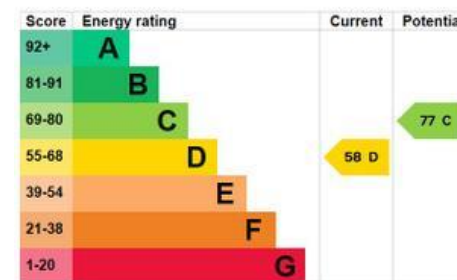
GROUND FLOOR



1ST 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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The graph shows this property's current and potential energy rating.

#### COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council  
Council Tax Band: E

#### 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.