



5 Oval Way, Nether Broughton, LE14 3DJ

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Impressive Detached House
- Four Bedrooms
- Two Reception Rooms
- Cloakroom WC
- Breakfast Kitchen Family Room
- Bathroom & En-suite Shower
- Double Garage & ORP
- South Facing Rear Garden
- 8 Years NHBC Warranty Remaining
- EPC Rating B
- Freehold

£575,000





Exceptional High Specification Build –
Underfloor Heating Ground Floor - Double Garage -
Four Bedrooms – Bathroom & En-suite Shower -

Situated on the edge of the popular village of Nether Broughton is this impressive, detached property recently built by Grace Homes. The stylish accommodation has the benefit of under floor heating throughout the ground floor and comprises in brief, entrance hall, cloakroom WC, living room, office/playroom/dining room, a breakfast kitchen family room and utility. Stairs rising to the first-floor landing to four double bedrooms, an en-suite shower room and family bathroom. Outside to the front is a driveway providing off-road parking for four vehicles leading to a detached double garage and there is side gated access to an enclosed rear garden.

Accessed via a double-glazed door with storm porch into the entrance hall with stairs rising to the first floor, doors off to an under-stair storage cupboard and a cloakroom WC having a white two-piece suite. A spacious dual aspect living room with a window to the front aspect and French doors to the rear, an inset log burner with a wooden mantle above and under floor heating which continues through to an office/playroom/dining room with a window to the front aspect. The superb kitchen family room has a window to the rear aspect and bi-folding doors to the side and is fitted with a range of Lotus Cashmere laminate wall and base units, Niebla worktops, Blanco stainless steel sink and mixer tap, integrated eye level Siemens double oven and gas hob with an extractor hood above, integrated dishwasher and fridge freezer, centre island with breakfast bar, tiled floor, pantry with shelving for storage, spotlighting to the ceiling and space to dine with further door through to a utility room having a continuation of the Lotus Cashmere units, sink and mixer tap and space and plumbing for a washing machine and door to the side aspect.





Stairs rising to the first-floor landing with doors off to four double bedrooms, and a family bathroom, the main bedroom having an en-suite shower room. Outside to the front is a block paved driveway providing off-road parking for four vehicles leading to a detached double garage with electric up and over doors, electric charging point, power and light and courtesy door leading to the rear garden. The enclosed South facing rear garden is mainly laid to lawn with a paved patio, a further gravelled seating area, ideal for 'al fresco' entertaining and timber panel fencing to the boundaries.



There is a service charge payable of £312.25 per annum.

Entrance Hall Cloakroom WC

Living Room 6.33m x 3.48m (20'10" x 11'5")

Office/Playroom/Dining Room 3.02m x 3m (9'11" x 9'10")

Breakfast Kitchen Family Room 5.23m x 3.97m (17'2" x 13'0")



Utility Room 1.63m x 3.02m (5'4" x 9'11")

Bedroom One 3.39m x 3.97m (11'1" x 13'0")

En-suite Shower Room

Bedroom Two 3.35m x 3.53m (11'0" x 11'7")

Bedroom Three 2.89m x 4.54m (9'6" x 14'11")

Bedroom Four 2.86m x 2.46m (9'5" x 8'1")

Bathroom

Double 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 misstatement. 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		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	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.