



Waterside House, Church Lane, Ab Kettleby, LE14 3HT



NEWTON FALLOWELL

 4  2  2

Key Features

- Detached Character House
- In Need of Some Modernisation
- Four Double Bedrooms
- Living Room & Study
- Kitchen & Cloakroom WC
- Bathroom, Ensuite Shower
- Oil Central Heating
- Downstairs Shower Room & Sauna
- EPC Rating E
- Freehold

£475,000





Situated in the heart of this charming village at the end of a quiet cul-de-sac is this spacious detached, character house offered for sale with no upward chain. Having the benefit of oil-fired central heating and lots of potential, the property needs some modernisation with accommodation comprising in brief, entrance hall, cloakroom WC, downstairs shower room and sauna, living room, study, kitchen and utility room. Stairs rising to the first-floor landing to four double bedrooms, an en-suite shower room and a family bathroom. There is a detached garage, and a good-sized garden.

Accessed via a double glazed leaded front door into the storm porch and further door into a spacious 'L' shaped hallway with stairs rising to the first floor, doors off to a cloakroom WC and a downstairs shower room and sauna. Glazed French doors through to a 24 ft living room having a window to the front aspect and two sets of patio doors leading to the garden, fireplace with tiled hearth and wall lights. There is a dining area with a window to the front aspect and a study/office with a window to the rear aspect. The kitchen is fitted with a range of wall and base units, complementary work tops, sink and drainer, integrated appliances, tiled floor, windows to the front and side aspects and door off to a utility room having wall and base units, space and plumbing for a washing machine, sink and drainer and door to the side aspect. An attractive, open, dog leg staircase with wooden balustrade rising to a galleried landing with doors off to four bedrooms, the main bedroom having fitted wardrobes and an en-suite bathroom comprising a low flush WC, bidet, double wash hand basin set in a vanity unit with cupboards below and a large corner bath with an overhead shower. There is also a family bathroom having a four-piece suite comprising a double wash hand basin, low flush WC, bidet and bath.





There is a detached garage and a driveway providing off-road parking and an enclosed garden with a paved patio and walled and hedged boundaries.

Entrance Hall 4.73m x 5.96m (15'6" x 19'7")

Cloakroom WC 1.06m x 2.03m (3'6" x 6'8")

Living Room 7.54m x 3.93m (24'8" x 12'11")



Study/Office 2.62m x 3.03m (8'7" x 9'11")

Kitchen 3.23m x 4.2m (10'7" x 13'10")

Utility Room 2.62m x 1.74m (8'7" x 5'8")

Bedroom One 3.94m x 4.15m (12'11" x 13'7")

En-suite Shower & Sauna 3.16m x 2.16m (10'5" x 7'1")

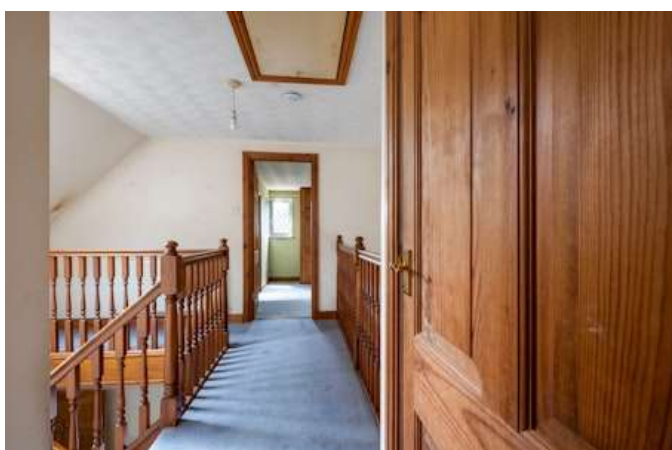
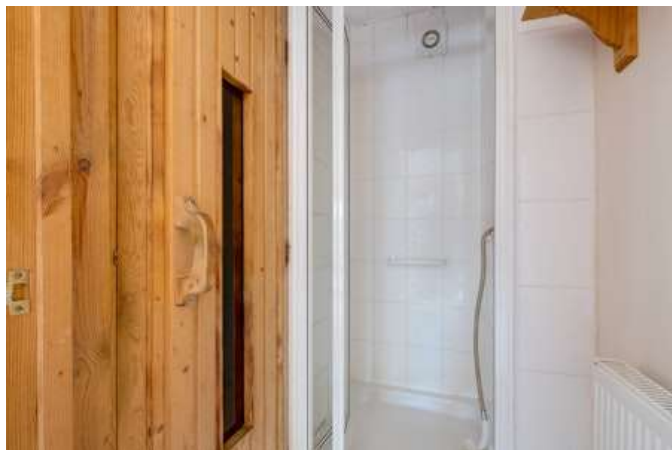


Bedroom Two 3.27m x 2.7m (10'8" x 8'11")

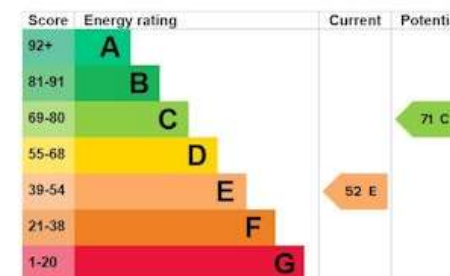
Bedroom Three 2.66m x 3.15m (8'8" x 10'4")

Bedroom Four 2.72m x 2.76m (8'11" x 9'1")

Bathroom 3.17m x 2.11m (10'5" x 6'11")







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 £62 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.



Whilst every attempt has been made to ensure the accuracy of the description 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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