



Langwood, 7 Main Street, Saxelbye, LE14 3PQ

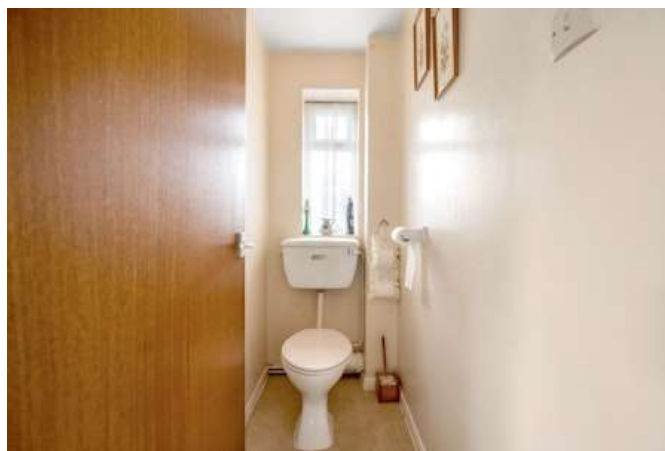
 **NEWTON FALLOWELL**

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Key Features

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Cloakroom WC
- Shower Room & Separate WC
- Driveway & Garage
- Wrap Around Gardens
- In need of some updating
- EPC Rating E
- Freehold

Guide price £500,000





Occupying a generous plot in an elevated position is this substantial detached house. In need of some modernisation but with a wealth of potential, the accommodation comprises in brief, entrance porch, hallway, living room, dining room, breakfast kitchen, and a utility room with a cloakroom WC. On the first floor are three good sized bedrooms, a shower room and separate WC. There is a long driveway providing ample off-road parking leading to an integral garage and the gardens wrap around the property.

A double glazed door gives access into the entrance porch, tiled flooring and further door into the hallway with an under-stair storage cupboard and stairs rising to the first floor. Door off to a spacious living room with a window to the front aspect, an open tiled fireplace with surround and hearth and radiator. The dining room is currently used as a sitting room with a window to the rear aspect, radiator and a feature stone open fireplace with surround and hearth and sliding doors through to the breakfast kitchen having an array of wall and base units, roll top work surfaces, sink and drainer, integrated double oven, grill and electric hob with an extractor above, space to dine, window to the rear aspect and door leading to the rear lobby and utility, cloakroom WC. The utility room has a sink and drainer, a low flush WC and space and plumbing for a washing machine. Stairs rising to the first-floor landing with doors off to three bedrooms, a shower room and separate WC.



Double wrought iron gates give access to the long driveway providing ample off-road parking leading to the integral garage with an up and over door, power and light and courtesy door into the rear lobby. The gardens wrap around the house with the majority laid to lawn, mature shrubs and trees, a garden shed and oil tank.



Entrance Porch

Hallway

Living Room 4.33m x 4.23m (14'2" x 13'11")

Dining Room 3.5m x 3.32m (11'6" x 10'11")

Breakfast Kitchen 2.76m x 4.35m (9'1" x 14'4")

Utility Room Cloakroom WC 1.72m x 0.88m
(5'7" x 2'11")

Bedroom One 3.85m x 3.75m (12'7" x 12'4")

Bedroom Two 3.52m x 3.53m (11'6" x 11'7")

Bedroom Three 2.43m x 2.63m (8'0" x 8'7")

Shower Room

Separate WC

Garage 5.48m x 2.8m (18'0" x 9'2")





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: 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 £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.