

An aerial photograph of a residential development. The houses are primarily two-story brick buildings with dark grey roofs. Some houses have solar panels on their roofs. The houses are arranged around a winding asphalt road. There are green lawns and some trees. In the background, there are rolling green hills. A white van is parked on the left side of the road, and a dark car is parked on the right side. The overall scene is bright and sunny.

Sinclair

'Oakthorpe', 4 Oval Way, Nether Broughton, Leicestershire, LE14 3DJ

£775,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- NHBC Guarantee (2022)
- Stunning Executive Detached
- Generous Plot
- Council Tax Band*: E
- No Upward Chain
- Sought After Village
- Double Garage & Ample Parking
- Price: £775,000

Overview

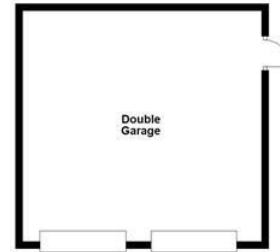
This impressive executive five bedroom detached property occupies a pleasant and generously proportioned corner plot with tree lined front aspect. Internally the accommodation is finished with high specification and in brief comprises: reception hall, downstairs cloakroom / WC, utility room, living room with wood burning stove, home office, family room/ dining room and the feature open plan family living kitchen with bi-fold doors opening to the garden. On the first floor a landing gives way to five bedroom with en-suites to both the master and guest second bedroom; there is a family bathroom. The property has additional features including sash windows and stone window sills, zone underfloor heating to the ground floor and solar panels providing energy efficiency to this sizable property.

Location**

Nether Broughton is a village and former civil parish, now in the parish of Broughton and Old Dalby, in the Melton district, in Leicestershire, England. Broughton and Old Dalby's parish council is based in Nether Broughton. The village lies on the main A606 road between Melton Mowbray and Nottingham. The neighbouring village of Upper Broughton is on the same road, but within Nottinghamshire. Nearby Schools - Old Dalby Church of England Primary School, Long Clawson Church of England Primary School, Ab Kettleby Primary School.



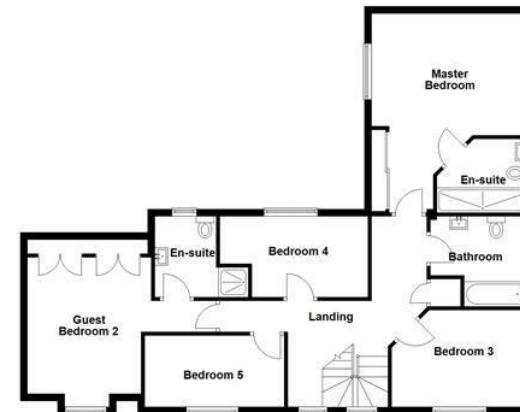
** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



Ground Floor



First Floor



'Oakthorpe', 4 Oval Way, Nether Broughton, Leicestershire, LE14 3DJ

Sinclair

Detailed Accommodation

Timber framed storm porch and composite door with inset double glazed window through to the reception hall.

RECEPTION HALL

The reception hall has dog legged balustrade staircase accessing the first floor, tiled flooring with Zone underfloor heating and oak doors accessing the main living room, open plan family dining kitchen (with utility room off) family room, home office and a downstairs cloakroom / WC.

DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a white two piece Villeroy and Boch suite comprising: low flush WC, wash hand basin with chrome mixer tap, tiled flooring with underfloor heating.

MAIN LIVING ROOM

18'4" x 14'6" (5.59m x 4.42m)

uPVC double glazed french patio doors and adjacent windows to the side elevation overlooking and accessing the garden, feature fireplace with slate hearth surmounted by a wood burning stove and over mantel. Further uPVC double glazed window to the side elevation and underfloor heating.

HOME OFFICE

9'4" x 8'1" (2.84m x 2.46m)

uPVC double glazed sash style window to the side elevation and underfloor heating.

FAMILY ROOM

10'6" x 12'5" (3.20m x 3.78m)

uPVC double glazed sash style windows to the front and side elevations and underfloor heating.

OPEN PLAN FAMILY DINING KITCHEN

23'7" x 18'10" max x 14'8" (7.19m x 5.74m max x 4.47m)

The main hub of the home is a particular feature of sale is this open plan family living kitchen with kitchen, dining and lounge areas. The fitted kitchen has Quarts work tops with matching up stand and an inset one and a half bowl stainless steel sink unit with chrome swan neck style mixer tap over and cupboards under. Ample range of fitted units to the wall and base with under unit lighting and a range of integrated appliances including a Siemens five ring gas hob with matching extractor fan over and pan drawers under, Siemens double eye level electric oven and grill, Siemens fridge and freezer and Siemens dishwasher. Centre breakfast bar island unit with Quarts top and cupboards under and fitted wine cooler. uPVC double glazed sash windows to the front side and rear elevations, tiled flooring with underfloor heating. The kitchen opens to the dining area, continued tiled flooring and underfloor heating through to the lounge area with further uPVC double glazed sash windows to the front elevation with a pleasant outlook over the tree lined aspect. There are bi-fold doors from the room overlooking and accessing the garden and door accessing the utility room.

UTILITY ROOM

The utility room has Quarts work surface with matching up stand, inset stainless steel sink unit with chrome swan neck mixer tap over, plumbing for washing machine, space for a tumble dryer and a utility cupboard housing the Worcester Bosch gas fed boiler.

ON THE FIRST FLOOR

On the first floor an open landing space is accessed via a dog legged balustrade staircase with two uPVC double glazed sash windows to the front elevation bringing natural light to the space, radiator, oak doors accessing the five bedrooms with en-suite shower rooms to the master bedroom and guest second bedroom. There is a further family bathroom. Airing cupboard housing the hot water cylinder.

MASTER BEDROOM

14'7" x 10'11" (4.45m x 3.33m)

(Not including room entry or built-in wardrobe / cupboards)

Two uPVC double glazed sash windows to the side elevation overlooking the garden, radiator, range of fitted wardrobe / cupboards, oak door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white Villeroy and Boch three piece suite comprising: walk-in shower area with thermostatic shower, glass screening, drying area and inset shelf to the tiling. Low flush WC, Vanity unit surmounted by a wash hand basin with chrome mixer tap over and drawer storage under. Heated chrome towel rail.

GUEST BEDROOM TWO

12'1" x 10'11" (3.68m x 3.33m)

(Not including room entry and to the front of wardrobe / cupboards)

uPVC double glazed sash window to the front elevation with pleasant outlook and treelined front aspect. Radiator, two double built-in wardrobe / cupboards and door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white three piece Villeroy and Boch suite comprising: walk-in shower cubicle with thermostatic shower, low flush WC, wash hand basin with chrome mixer tap, tiled flooring, part tiled walls, heated chrome towel rail and uPVC double glazed opaque sash window to the rear elevation.

BEDROOM THREE

12'9" x 10'5" (3.89m x 3.18m)

uPVC double glazed sash window to the front elevation with pleasant outlook. Radiator.

BEDROOM FOUR

12'4" x 7'5" (3.76m x 2.26m)

uPVC double glazed sash window to the front elevation with pleasant outlook. Radiator.

BEDROOM FIVE

13'7" max x 9'11" min x 7'7" (4.14m max x 3.02m min x 2.31m)

Two uPVC double glazed sash windows to the rear elevation overlooking the garden. Radiator.

FAMILY BATHROOM

The family bathroom is fitted with a Villeroy and Boch white three piece suite comprising: panel bath with chrome mixer shower tap over, low flush WC, wash hand basin with chrome mixer tap, tiled flooring, part tiled walls, heated chrome towel rail and uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

The property occupies a generously proportioned corner plot. To the front of the property there is a block paved driveway providing off road parking for a number of vehicles. The driveway accesses a double detached brick built garage with electric remotely operated up and over doors and there is an EV charging point. Gated access from the front leading to the rear main garden.

The rear garden is generously proportioned and enjoys majority walled boundaries, there is an Indian sand stone slabbed patio area, outside water tap, wall lighting and a garden laid mainly to lawn beyond. From the garden there is a personal access door to the garage.

SPECIAL NOTE TO PURCHASERS

We are advised by the Vendors that there is a Management charge for the upkeep of the estate of £353 per annum

'Oakthorpe', 4 Oval Way, Nether Broughton, Leicestershire, LE14 3DJ

Sinclair



'Oakthorpe', 4 Oval Way, Nether Broughton, Leicestershire, LE14 3DJ



'Oakthorpe', 4 Oval Way, Nether Broughton, Leicestershire, LE14 3DJ



'Oakthorpe', 4 Oval Way, Nether Broughton, Leicestershire, LE14 3DJ



'Oakthorpe', 4 Oval Way, Nether Broughton, Leicestershire, LE14 3DJ




'Oakthorpe', 4 Oval Way, Nether Broughton, Leicestershire, LE14 3DJ



'Oakthorpe', 4 Oval Way, Nether Broughton, Leicestershire, LE14 3DJ

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 812777



Sinclair

Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk