



15 Beeby Drive, Waltham on the Wolds, LE14 4FJ

 **NEWTON FALLOWELL**

 3  2  1

Key Features

- Modern Detached House
- Three Bedrooms
- Cloakroom WC
- Dining Kitchen & Utility
- Dual Aspect Living Room
- Bathroom & En-suite
- Driveway for Two Cars
- Cul-de-sac Location
- EPC Rating C
- Freehold

Guide price £300,000





Parking Arrangements: Driveway for Two Cars
 Windows: uPVC Double Glazed
 Heating: Gas
 Vendors Position: Buying On
 Garden Orientation: West Facing
 EPC Rating: C
 Council Tax Band: D
 Total Living Space: Approx 893 sqft

Situated in the highly desirable village of Waltham on the Wolds is this modern and well presented detached, three bedroom family home. Built by Bellway Homes, Waltham Heights is a select development on the edge of the village with the remainder of the NHBC 10-year Warranty remaining. Having the benefit of gas central heating and uPVC double glazing, the accommodation comprises in brief, entrance hall, cloakroom WC, dual aspect living room, dining kitchen and utility room. On the first floor are three bedrooms, the main bedroom having an en-suite shower room and a family bathroom. There is a driveway providing off-road parking for two cars and gated access to a good sized, enclosed, rear garden.

Accessed via a part glazed front door into the entrance hall with stairs rising to the first floor and door leading to a cloakroom WC having a white two piece suite comprising a low flush WC and wash hand basin with an extractor fan. Door off to a dual aspect living room with double glazed windows to the front and rear aspects, radiator and TV point. The dining kitchen is also dual aspect with double glazed windows to the front and rear aspects, a range of wall and base units, complementary work tops, sink and drainer, integrated oven and hob with a stainless steel extractor and splashback, integrated fridge freezer and dishwasher, wood laminate flooring and space to dine with a door through to a utility room housing the wall mounted Ideal central heating boiler, space and plumbing for a washing machine, under stair storage cupboard





and door leading to the rear garden. Stairs rising to the first floor landing with loft access having a pull down ladder to an insulated loft area, and doors off to three bedrooms, the main bedroom having an en-suite shower room and a family bathroom.

There is a driveway to the side of the property providing off-road parking for two cars, courtesy lighting and gated access to an enclosed West facing rear garden which is mainly laid to lawn with courtesy lighting, a raised seating area, and timber panel fencing to the boundaries.



Entrance Hall Cloakroom WC

Living Room 16'9" x 9'5" (5.1m x 2.9m)

Dining Kitchen 16'9" x 9'0" (5.1m x 2.7m)

Utility Room 6'6" x 4'9" (2m x 1.4m)



Bedroom One 10'4" x 13'0" (3.1m x 4m)

En-suite Shower Room

Bedroom Two 9'0" x 9'5" (2.7m x 2.9m)

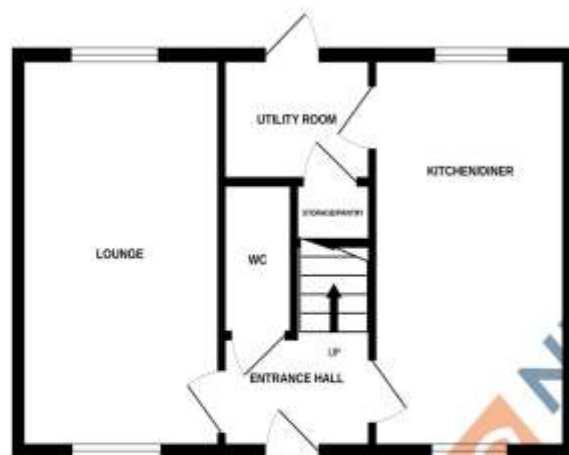
Bedroom Three 8'9" x 6'8" (2.7m x 2m)

Family Bathroom

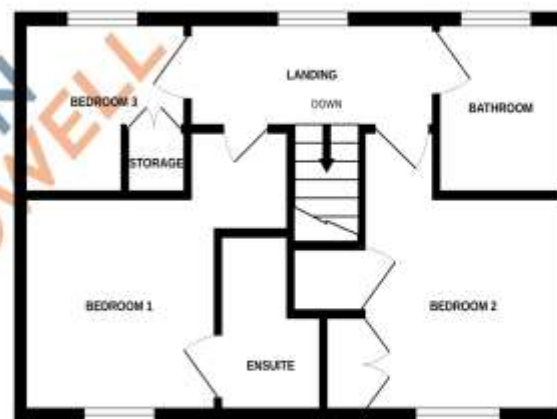




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.