



**Connells**

Greenfield Close  
Waltham On The Wolds Melton Mowbray



## Property Description

Situated in a quiet cul-de-sac within the charming village of Waltham-on-the-Wolds, is this exceptional detached residence offering style, space, and premium finishes throughout.

The welcoming entrance hall sets the tone with its feature staircase, bespoke understair storage, and quality flooring. To the left, a bright and spacious office provides the perfect work-from-home environment. To the rear, the generous living room features media wall and modern built-in shelving, a stylish fireplace with log storage, and bi-fold doors opening onto the rear garden.

The heart of the home is the expansive open-plan kitchen/dining/living space, a beautifully designed area ideal for entertaining. The kitchen boasts a large central island with breakfast seating, sleek cabinetry, integrated appliances, and dual access to the garden via bi-fold doors. A separate utility room offers additional storage and access to the outside.

To the first floor are four well-proportioned bedrooms, including two with modern en-suite shower rooms, plus a luxurious family bathroom complete with both bath and walk-in shower.

Outside is a spacious wrap-around garden featuring an extended patio and a decked seating area, perfect for relaxing or entertaining. The garden has been thoughtfully bespoke-designed with carefully selected planting to provide seasonal colour throughout the year. Opposite the home sits a detached double garage offering excellent storage and parking.

## Entrance Hall

A bright and welcoming entrance hall featuring quality flooring, a central staircase, and bespoke under-stair storage. This space provides access to the main living areas and sets the tone for the home's stylish interior.

## Office/Study

A well-proportioned front-facing study offering an ideal area for home working. Finished with modern décor and excellent natural light, it provides a quiet, dedicated workspace.

## Living Room

A generous rear-facing living room with media wall and modern built-in shelving, a feature fireplace with log storage, and bi-fold doors opening to the rear garden. This elegant space is perfect for both relaxing and entertaining.

## Open-Plan Kitchen/Dining/Snug

The heart of the home—an impressive open-plan space featuring a large central island with breakfast seating, sleek cabinetry, NEFF integrated appliances, and abundant worktop space. Bi-fold doors create a seamless connection to the garden, making this the perfect setting for family life and social gatherings.

The dining and snug area offers a warm and versatile family living space. Beyond this, the

snug provides a comfortable seating zone with modern furnishings, space for a wall-mounted TV, and dual aspect windows allow ample natural light. The space flows seamlessly together, creating an ideal setting for both everyday living and relaxed entertaining.

## Utility Room

A practical and well-equipped utility room with additional storage, worktop space, and plumbing for appliances. A door to the rear provides easy access to outdoor areas.

## Cloakroom/WC

A modern ground-floor cloakroom fitted with a contemporary wash basin and WC.

## First Floor Landing:

A bright and spacious landing with a stylish balustrade and front-facing window providing natural light. Doors lead to the four bedrooms and family bathroom, while a ceiling hatch provides access to the loft, offering additional storage space. The landing offers an open, airy feel and serves as a central hub for the upper level of the home.

## Bedroom One

A luxurious principal bedroom suite offering excellent space with views over the rear garden. This room includes a fitted walk-in dressing room and a stylish en-suite shower room, making it an ideal retreat for homeowners.

## Bedroom Two

A spacious double bedroom overlooking the front garden, complete with a stylish en-suite shower room and ample room for freestanding furniture. Ideal as a guest suite or for older children.

## Bedroom Three

A well-sized double bedroom overlooking the rear garden, with neutral décor, offering flexibility for use as a bedroom, hobby room, or additional study.

## Bedroom Four

A bright double bedroom overlooking the front garden, perfect for a child's room, nursery, or home office.

## Family Bathroom

A beautifully finished family bathroom featuring a large bathtub, a walk-in shower, contemporary tiling, and quality fittings throughout.

## External:

### Rear Garden

A well-maintained and enclosed rear garden with a generous lawn and spacious patio seating area. Perfect for outdoor dining, children's play, and summer entertaining.

## Double Garage

A detached double garage positioned opposite the house, providing excellent parking, storage, or workshop potential.





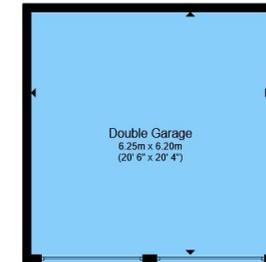




**Ground Floor**



**First Floor**



**Garage**

Total floor area 237.8 m<sup>2</sup> (2,560 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: G

Tenure: Freehold

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