



5 Oval Way, Nether Broughton, Leicestershire,
LE14 3DJ

£535,000

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 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Contemporary Home
- 4 Bedrooms
- Ground Floor Cloaks & Utility
- Ample Parking & Double Garage
- Southerly Rear Aspect
- Originally Completed Around 2023
- 2 Receptions
- Well Regarded Developer
- Ensuite & Main Bathroom
- Cu-De-Sac Location

An excellent opportunity to purchase an immaculately presented and well thought out, detached, family orientated home originally completed by well regarded local developer Grace Homes in 2023, located within a small development of high quality homes all within this much sought after edge of Vale village.

This stunning home has been designed with a great deal of thought and attention to detail, finished to a high specification and combining both contemporary and traditional elements with attractive deep skirtings and architraves, engineered oak internal doors, Villeroy & Boch sanitary ware with Hansgrohe fittings and, in the main, Siemens appliances to the kitchen. In addition the kitchen has attractive contemporary work surfaces and a generous range of modern units providing excellent storage with a complementing utility.

The property benefits from two main receptions including a light and airy sitting room with windows to three elevations and attractive log burning stove; a second reception providing either formal dining, a home office or snug. The kitchen is also a light and airy space benefitting from a southerly aspect into the rear garden and is large enough to accommodate a dining area. To the first floor, leading off a central landing are four bedrooms, the principal of which benefits from ensuite facilities, and a well proportioned family bathroom.

In addition the property is neutrally decorated throughout, benefitting from double glazed windows, underfloor heating to the ground floor, solar panels for hot water, gas central heating and affords a pleasant aspect into the rear garden as well as elevated views from the front across neighbouring properties and the countryside beyond.

As well as the internal accommodation the property occupies a well maintained landscaped plot, relatively generous by modern standards, with an open plan frontage to the side of which is a well proportioned driveway providing off road car standing for potentially four vehicles with EV charging pod and which, in turn, leads to a detached brick built double garage. The rear garden benefits from a south easterly aspect and is mainly laid to lawn with an initial paved terrace, a further gravelled seating area and well stocked borders offering a relatively good degree of privacy.

Overall this is an excellent opportunity for a wide variety of prospective purchasers to acquire a well maintained contemporary home within a delightful village setting with viewing coming highly recommended to appreciate both the location and accommodation on offer.

NETHER BROUGHTON

Nether Broughton is located on the A606 six miles north west of Melton Mowbray and fifteen miles south west of Nottingham and is conveniently placed for road links to Leicester, Grantham and further afield via the M1 motorway. An hourly bus service also connects the village with Nottingham, Melton Mowbray, Oakham, Stamford and Peterborough. The thirteenth century St Mary's Church takes pride of place in the village and there is a lively village hall along with a well patronised public house/restaurant.

A COTTAGE STYLE CANOPIED PORCH LEADS TO AN ATTRACTIVE COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

INITIAL ENTRANCE HALL

15'9" x 6'9" (4.80m x 2.06m)

A pleasant initial entrance vestibule having spindle balustrade staircase with oak handrail rising to the first floor, useful under stairs storage cupboard beneath, tiled floor and, in turn, further oak internal doors leading to:

SITTING ROOM

21'5" x 11'5" (6.53m x 3.48m)

A well proportioned, light and airy reception benefitting from windows to three elevations including French doors with a southerly aspect out into the rear garden; the focal point of the room is a chimney breast with slate hearth, exposed brick back, inset log burner and oak mantel above.

STUDY/DINING ROOM

9'8" x 10' (2.95m x 3.05m)

A versatile reception currently utilised as a home office but alternatively would make a formal dining or play room; having a pleasant aspect to the front.

GROUND FLOOR CLOAK ROOM

5'8" x 2'10" (1.73m x 0.86m)

Having a contemporary two piece white suite comprising close coupled WC and wall mounted washbasin with mixer tap; tiled splash back and floor.

DINING KITCHEN

17' x 13'10" max (5.18m x 4.22m max)

A well proportioned light and airy space benefitting from a dual aspect, overlooking the rear garden. The initial area is ideal for formal dining and opens out into a tastefully appointed kitchen fitted with a generous range of Shaker style wall, base and drawer units with brush metal fittings and an L shaped configuration of quartz preparation surfaces, including a central island unit providing an additional working area, a breakfast bar for informal dining and further storage beneath; undermounted sink and drain unit with swan neck mixer tap and quartz upstands; integrated appliances including Siemens double oven, fridge freezer, dishwasher and five ring gas hob with quartz upstand and concealed hood above; useful walk in pantry providing an excellent level of storage, tiled floor, double glazed window to

the rear and bifold doors at the side.

A further door leads through into:

UTILITY ROOM

9'11" x 5'3" (3.02m x 1.60m)

A useful space providing additional storage; fitted with base unit and shelved larder unit which also houses the Worcester Bosch gas central heating boiler; quartz preparation surface complementing the main kitchen; undermounted sink with swan neck mixer tap and quartz upstands, plumbing for washing machine, space for further free standing appliance, continuation the tiled floor and double glazed exterior door.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Benefitting from a southerly aspect to the rear, having a good level of integrated storage with built in airing cupboard which also houses the pressurised hot water system; access to loft space above and, in turn, further oak doors leading to:

BEDROOM 1

17' max x 13' max (5.18m max x 3.96m max)

A well proportioned double bedroom benefitting from ensuite facilities, having built in wardrobes and aspect into the rear garden.

A further door leads through into:

ENSUITE SHOWER ROOM

9'8" x 5'8" (2.95m x 1.73m)

A well proportioned ensuite fitted with a contemporary suite comprising double length shower enclosure with sliding glass screen and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin, mixer tap and tiled splash backs; shaver point, contemporary towel radiator and window to the side.

BEDROOM 2

11'5" x 10'11" (3.48m x 3.33m)

A further well proportioned double bedroom benefitting from a large walk in over stairs cupboard with attractive oak double doors and window to front looking out into the close and also having far reaching views beyond.

BEDROOM 3

15' max into alcove x 9'5" (4.57m max into alcove x 2.87m)

Again a double bedroom having a pleasant aspect to the front; useful alcove ideal for free standing furniture.

BEDROOM 4

9'6" x 8' (2.90m x 2.44m)

Currently utilised as a first floor office but makes a further bedroom or dressing room; having a pleasant aspect into the rear garden.

MAIN BATHROOM

9'8" x 5'9" (2.95m x 1.75m)

Tastefully appointed with a contemporary three piece suite comprising panelled bath with wall mounted mixer tap with integral shower handset, close coupled WC and half pedestal washbasin with mixer tap; tiled splash backs and floor, contemporary towel radiator, shaver point and window to the side.

EXTERIOR

The property occupies a pleasant position within this small, select development; occupying a level landscaped plot with a south easterly rear aspect and set back behind an open plan frontage which is mainly laid to lawn but with established wood chipping borders with inset shrubs and central pathway leading to the front door. A generous block set driveway with EV charging pod provides off road car standing for potentially four vehicles and, in turn, leads to a detached double garage. A timber courtesy gate gives access into both sides of the property and into a delightful, enclosed, rear garden which is generous by modern standards; mainly laid to lawn with an attractive wilding area and paved and gravelled seating areas which catch most of the days sun all enclosed by feather edged board fencing.

DOUBLE GARAGE

20' x 20' (6.10m x 6.10m)

Having twin electric up and over doors, power and light, potential storage in the eaves and courtesy door into the rear garden.

COUNCIL TAX BAND

Melton Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, water and drainage (information taken from Energy performance certificate and/or vendor).

Please note there is a management company for the close (Ground Solutions Ltd), who maintain the common areas of the development. We understand the current charge for this at point of instruction (October 2026) is approximately £172.48 every six months (i.e. £344.96 per annum).

The solar panels are owned by the property.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as

broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>





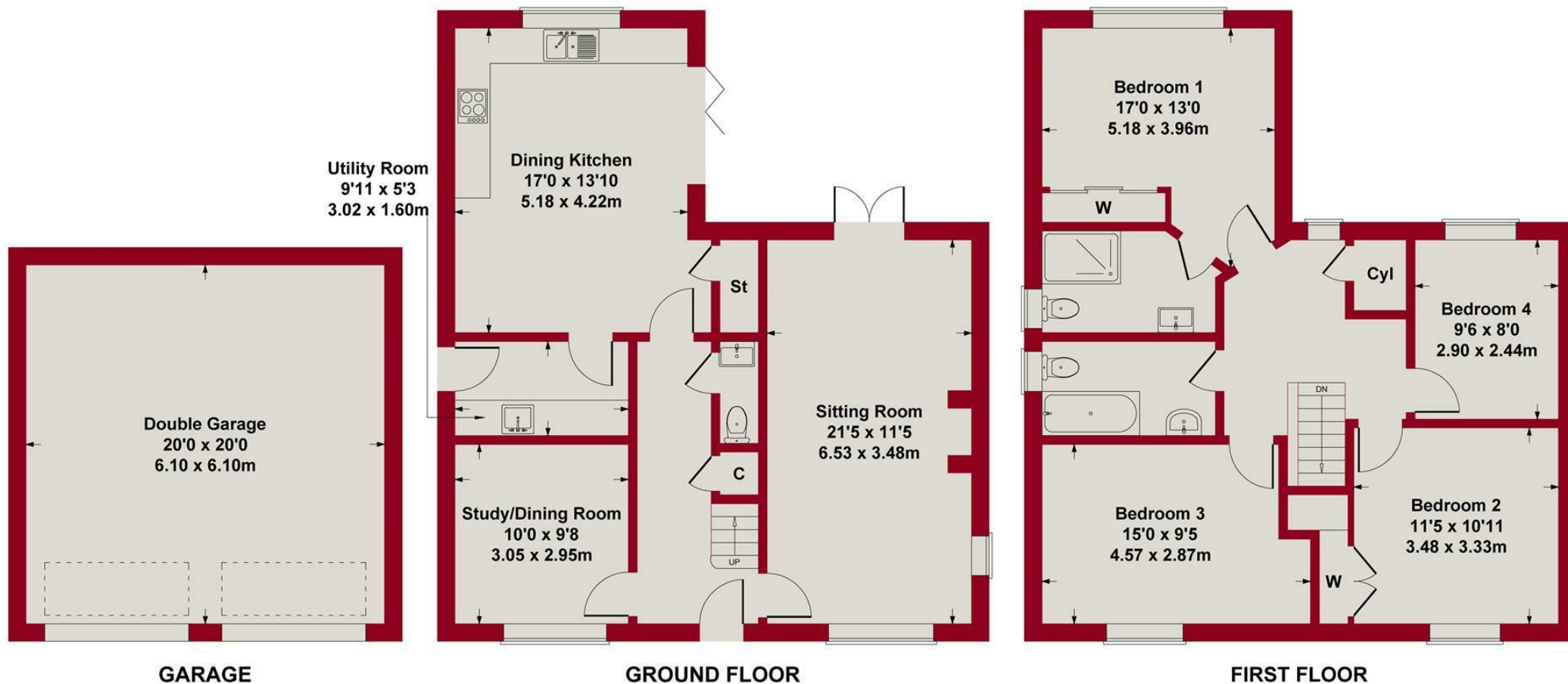












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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