



Windsor Road Waltham on the Wolds

- Offered with no upward chain
- Spacious detached home over 2,300 square feet
- Kitchen/Breakfast room with separate utility
- Stunning dual-aspect sitting room
- Six generous versatile bedrooms
- Flexible extension with separate staircase
- Hive zoned heating system and air conditioning
- Secure landscaped rear garden
- EPC Rating C / Council Tax Band E / Freehold

Alexanders are delighted to offer to the market, with no upward chain, this substantial detached family home occupying a peaceful position within a private cul-de-sac in the highly regarded village of Waltham on the Wolds.

Extending to over 2,300 square feet, the property offers exceptionally versatile accommodation alongside a wealth of modern, energy-efficient features, including a 10kW solar array with Tesla battery storage, a Mitsubishi air source heat pump and zoned Hive-controlled heating. Outside, beautifully landscaped gardens, a generous driveway, double garage with attached workshop and established grounds complement the impressive internal accommodation.

The property benefits from excellent connectivity with high-speed wired broadband infrastructure, ideal for home working.

Set within the heart of the picturesque Vale of Belvoir, Waltham on the Wolds is one of Leicestershire's most desirable villages, renowned for its attractive stone properties, thriving community and excellent local amenities. The village offers a well-regarded primary school, village shop, a delightful public house, a doctors surgery a variety of recreational facilities, whilst enjoying convenient access to Melton Mowbray, Grantham and Oakham, with excellent transport links to Leicester, Nottingham and beyond.





Accommodation:

Extending to over 2,300 square feet of beautifully proportioned accommodation, this superb home combines generous family living with highly versatile space, ideal for home working, multi-generational living or a growing family. The accommodation is arranged over two floors and briefly comprises an entrance hall, ground floor shower room, superb 23 foot sitting room with an open fire and a traditional chimney, formal dining room, well-appointed kitchen/breakfast room and utility room.

The first floor of the original home offers four well-proportioned bedrooms, including an impressive main bedroom suite complete with fitted furniture, a built-in safe and a contemporary en suite bathroom, whilst a stylish family bathroom serves the remaining bedrooms. A separate staircase leads to the extension, where two further generously sized rooms and an additional shower room provide outstanding flexibility, lending themselves perfectly to home offices, guest accommodation or additional bedrooms.

Gardens and land:

Outside, the property occupies a generous, mature plot with beautifully landscaped gardens, laid predominantly to lawn and bordered by established planting. Several seating areas, a decked water feature, greenhouse and vegetable beds further enhance the outdoor space.

To the front, a substantial driveway provides parking for numerous vehicles and leads to a double garage incorporating a 7kW MyEnergi EV charger.

Heating Specification

The property has evolved to meet the demands of modern living whilst embracing sustainable technology. An impressive 22-panel (10kW) solar array with Tesla battery storage works in conjunction with a Mitsubishi air source heat pump. Zoned Hive-controlled heating, together with air conditioning units, ensures exceptionally low running costs and provides an environmentally conscious home.

Location:

Waltham on the Wolds is a highly regarded village set within the picturesque Vale of Belvoir, offering an excellent range of everyday amenities including a village shop with post office, well-regarded primary school, a public house, a doctors surgery, church and village hall. Surrounded by attractive rolling countryside, the village enjoys a strong sense of community whilst remaining conveniently placed for the market towns of Melton Mowbray, Grantham and Oakham. Excellent road links via the A607 and A1 provide straightforward access to Leicester, Nottingham and Peterborough, with mainline rail services available from Grantham offering direct journeys to London King's Cross in around an hour.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.





Services:

The property is connected to mains electricity, water, and drainage.

Heating is provided by an air source heat pump central heating system.

The propery has installed air conditioning.

The property benefits from a solar panel system with Tesla battery storage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundarles:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

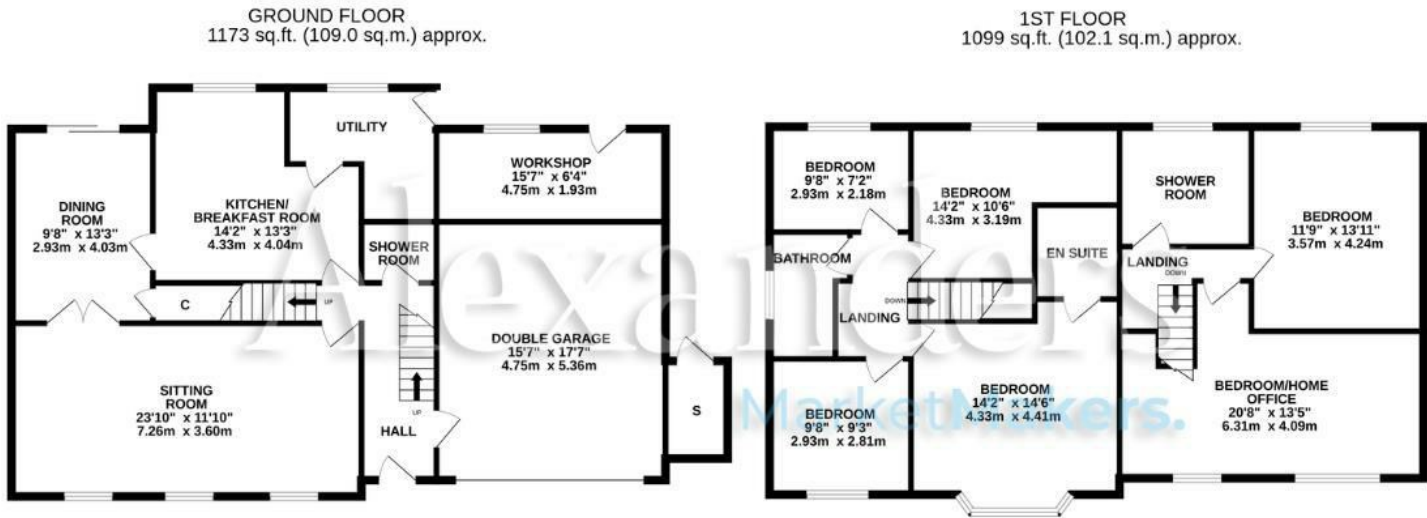
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 2273 sq.ft. (211.1 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		



