



17 Windsor Road, Waltham on the Wolds, LE14 4AS

 **NEWTON FALLOWELL**

6 4 2

Key Features

- Energy Efficient
- Spacious Detached Home
- Six Bedrooms
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Bathroom, Ensuite & Two Shower Rooms
- Double Garage & Workshop
- Air Source Heating & Solid Fuel
- 22 Solar Panels
- EPC Rating C

Offers over £600,000





Parking Arrangements: Double Garage & Driveway
 Windows: Double Glazed
 Heating: Air Source & Solid Fuel (Solar Panels)
 Vendors Position: No Upward Chain
 Garden Orientation: South Facing Rear
 EPC Rating: C
 Council Tax Band: E
 Total Living Space: Approx 2300 sq ft

Offered for sale with no upward chain is this exceptionally spacious detached property situated in the popular village of Waltham on the Wolds. Being energy efficient with 22 solar panels generating 10kw supported by battery storage, and an air source heat pump which is Hive controlled, this impressive family home extends to over 2300 sq ft across two separate wings. The flexible accommodation comprises in brief, entrance hall, a ground floor shower room, separate stairs rising to the upstairs extension and door through to an inner lobby with stairs rising to the first floor and door off to a generous sized living room, dining room, breakfast kitchen and utility room. On the first floor are four bedrooms, an en-suite bathroom and a family bathroom. There is a separate staircase giving access to two good sized rooms and a shower room. Outside to the front is an area laid to lawn and a driveway providing ample off-road parking leading to a double garage and workshop and gated access to an enclosed rear garden.



Accessed via the front door into the entrance hall with a door off to a ground floor shower room. Further door leading to a light and airy 23ft living room having three double glazed windows to the front aspect, TV point, a feature 'floor to ceiling' brick open fireplace and glazed double doors through to a dining room with sliding patio doors leading to the rear garden and door through to a fitted breakfast kitchen. Having a good range of wall and base units, complementary worktops, sink and drainer, integrated eye level double oven, electric hob, dishwasher and fridge freezer, space to dine,



a window to the rear aspect and door to the utility room with a sink and drainer, space and plumbing for a washing machine and tumble dryer and door to the rear. Stairs rising to the first-floor landing with doors off to four bedrooms, the main bedroom having a fully tiled en-suite bathroom and a four-piece family bathroom. From the entrance hall is a separate staircase giving access to the extension with doors off to two further generous sized, versatile rooms having flexible use, currently used as office space and a modern shower room.



Outside to the front is a double garage with an up and over door, power and light and EV charger with a door through to a workshop and access to a good sized, enclosed rear garden, the majority laid to lawn, garden shed, a decked water feature, mature shrubs, bushes and hedging.



Entrance Hall Downstairs Shower Room
 Living Room 3.6m x 7.27m (11'10" x 23'11")
 Dining Room 4.03m x 2.94m (13'2" x 9'7")
 Breakfast Kitchen 4.27m x 4.23m (14'0" x 13'11")
 Utility Room 1.93m x 2.85m (6'4" x 9'5")
 Bedroom One 3.66m x 4.33m (12'0" x 14'2")
 En-suite Bath/Shower Room
 Bedroom Two 3.13m x 4.23m (10'4" x 13'11")
 Bedroom Three 2.72m x 2.84m (8'11" x 9'4")
 Bedroom Four 2.14m x 2.94m (7'0" x 9'7")
 Family Bathroom
 Bedroom Five 2.82m x 6.4m (9'4" x 21'0")
 Bedroom Six 4.39m x 3.34m (14'5" x 11'0")
 Shower Room
 Double Garage 5.21m x 4.75m (17'1" x 15'7")
 Workshop 2.32m x 4.75m (7'7" x 15'7")

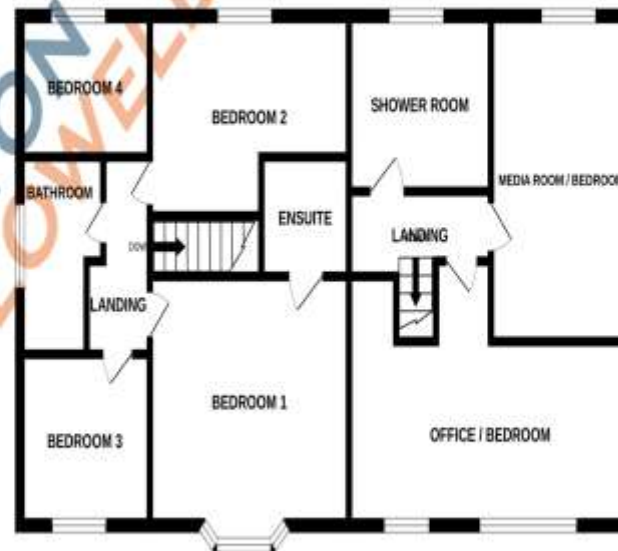




GROUND FLOOR



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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: E

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.