



**Connells**

Eperson Way  
Waltham On The Wolds Melton Mowbray



## Property Description

This stunning three bedroom semi-detached home tucked away on a quiet estate in the village of Waltham on the Wolds perfectly positioned for commuting to Leicester, Loughborough, Grantham and surrounding villages.

In brief the property comprises of an entrance hallway, cloakroom W/C and open plan kitchen/diner and lounge to the ground floor. Upstairs are three bedrooms and the family bathroom. Outside to the front is a driveway and to the rear is a private enclosed split-level garden with garden laid to lawn and patio area. The property benefits from underfloor heating to the entire of the ground floor and has the advantage of an energy-efficient air source heat pump.

## Entrance Hall

Access to all ground floor rooms to include WC, Lounge and Kitchen diner.

## Cloakroom

Window to front, low flush WC, Wash hand basin.

## Lounge

16' 2" x 11' 6" ( 4.93m x 3.51m )

Bright and spacious lounge with French doors opening onto the rear garden, allowing in plenty of natural light.

## Kitchen Diner

16' 2" x 8' 3" ( 4.93m x 2.51m )

Modern open-plan kitchen/diner fitted with a range of wall and base units, integrated oven and hob, plumbing for washing machine and dishwasher, and with ample space for dining, ideal for family living and entertaining.

## Landing

Access to all first floor rooms to include bathroom and three bedrooms.

## Loft Space

Loft is fully boarded throughout providing an excellent additional storage option.

## Bedroom One

16' 2" x 9' 2" ( 4.93m x 2.79m )

Spacious room with window to front

## Bedroom Two

11' 5" x 8' 6" ( 3.48m x 2.59m )

A second spacious room with window to rear with scenic views, perfect as a guest room.

## Bedroom Three

7' 5" x 7' 5" ( 2.26m x 2.26m )

Also benefitting from scenic views, perfect as a kid's room or study.

## Bathroom

Three piece suite comprising of bath, Wash

hand basin and low level WC. Window to the side and towel rail.

## Outside

Outside to the front is a driveway and to the rear is a private enclosed split level garden with garden laid to lawn and patio area.

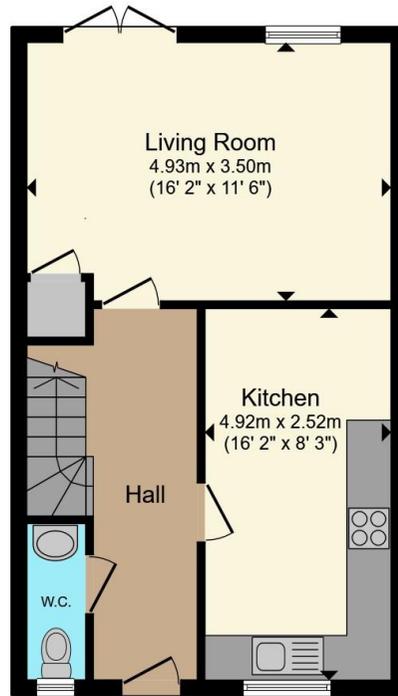
## Location

Waltham on the Wolds is a peaceful, picturesque village of just over 1000 people, situated in northeast Leicestershire, around 5 miles from Melton Mowbray, 11 miles from Grantham, 15 miles from Oakham, less than 25 miles from Leicester, Nottingham, Newark and Stamford, and within easy reach of the major A1 and A46 roads. Grantham railway station provides easy access to the east coast mainline with fast trains to London in just over an hour, whilst Melton Mowbray station provides connections to Birmingham, Peterborough and Stansted Airport. The village dates back to 1086 and benefits from wonderful views over the Vale of Belvoir. It boasts a church, village hall, primary school, public house, shop/post office, medical practice and hair salon.

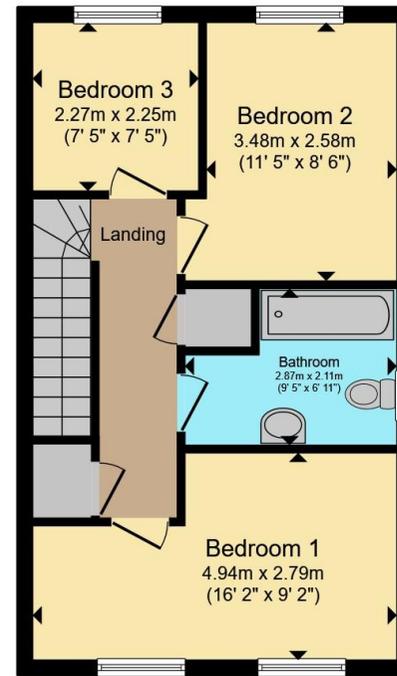








**Ground Floor**



**First Floor**

Total floor area 84.6 m<sup>2</sup> (910 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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