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Main Road
Wyfordby

- Impressive individual semi-detached home
- In excess of 3,100 square feet
- Spectacular open-plan living kitchen
- Vaulted ceilings and exposed timbers
- Cosy study with open fire
- Main bedroom with dressing area and en suite
- Expansive gardens with mature planting
- Substantial detached outbuilding
- EPC Rating E / Council Tax Band E / Freehold

Offered with no onward chain, Fair View Cottage is an impressive and individual semi-detached village home, offering in excess of 3,100 square feet of versatile accommodation, beautifully established private gardens and a substantial detached outbuilding, all within the sought-after village of Wyfordby.

Thoughtfully extended and enhanced, the property combines character with contemporary living, featuring vaulted ceilings, exposed timbers and extensive glazing throughout. The property also benefits from electric underfloor heating in the garage and living room, providing a comfortable and even warmth across these spaces.

At the heart of the home is the spectacular open-plan living kitchen, extending to over 40 feet with a large central island, bespoke cabinetry, a range cooker, exposed beams and rooflights. Newly fitted shutters complement the kitchen and dining space, while bi-folding doors open directly onto the terrace and gardens.

The kitchen flows into an impressive sitting room with vaulted ceilings, floor-to-ceiling glazing and electric underfloor heating, creating a particularly warm and inviting space for everyday living and entertaining.

Further reception space includes a separate dining room and a cosy study with fitted shelving and an open fire.

The main bedroom features built-in wardrobes, a dressing area and en suite shower room, with three further bedrooms served by a family bathroom with freestanding bath and walk-in shower. A versatile second-floor room provides additional space for a bedroom, home office or hobbies.

The substantial detached outbuilding further enhances the property's versatility and benefits from electric underfloor heating, making it suitable for a variety of uses including a home office, gym, studio, workshop or additional leisure space.

Gardens and land:
Outside, mature trees, established planting, lawns and seating areas create a wonderfully private garden setting. The substantial detached outbuilding, currently arranged as stable/garden rooms, offers excellent versatility. The property also offers further potential with plans already in place – contact us for more information.

Location:
Wyfordby is an attractive rural village situated just east of Melton Mowbray, surrounded by the open countryside of the Wreake Valley. The village offers a peaceful setting whilst remaining conveniently placed for the amenities and facilities of nearby Melton Mowbray, including a good range of shops, cafés, restaurants, leisure facilities and schooling.

The surrounding countryside provides plenty of opportunities for walking and exploring, whilst the property's location also offers convenient road connections towards Oakham and Rutland, Leicester and the wider East Midlands. Melton Mowbray is also served by a railway station, providing further transport links.

With its combination of a peaceful village setting, attractive countryside and easy access to nearby towns and regional centres, Wyfordby provides a particularly appealing setting for a village home.

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 and water.

Heating is provided by an oil-fired central heating system and electric heating.

Drainage is via a private system.

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

Prospective purchasers should be aware that if the private drainage system requires upgrading or replacement, it is assumed that all associated costs have been factored into any offer made. These costs will remain the responsibility of the purchaser. Interested parties are advised to carry out their own investigations, as no further information will be provided by the selling agents.

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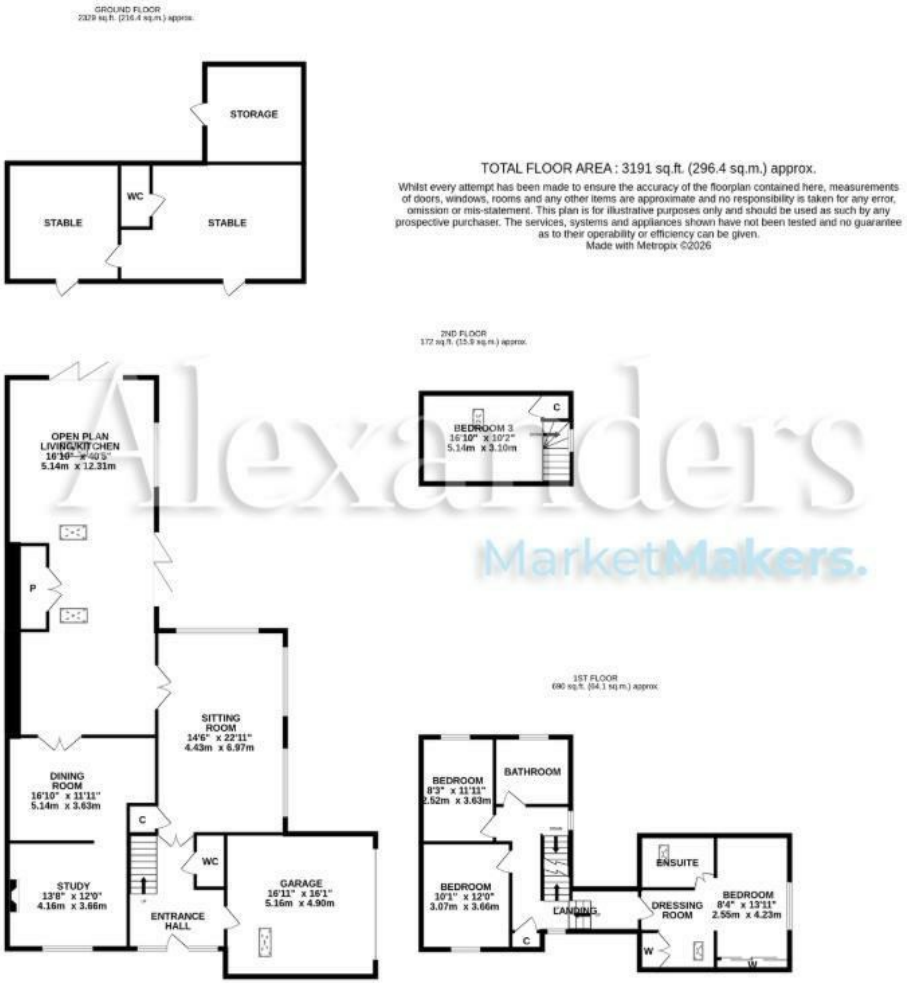
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

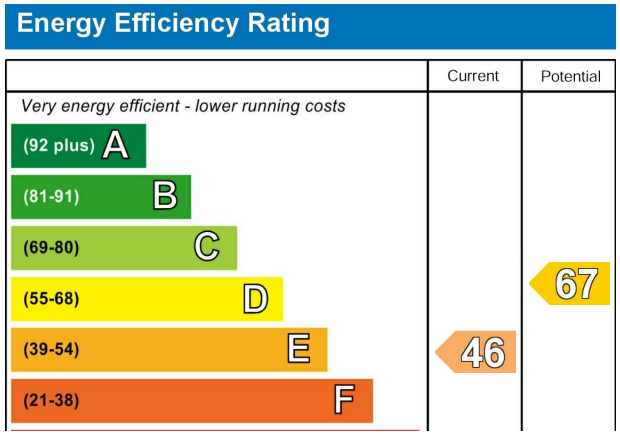
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither 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.





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