



**NURSERY LANE, HOLWELL**

**Asking Price Of £350,000**

**Four Bedrooms**

**Freehold**



**END-TERRACE HOUSE**

**SPACIOUS ACCOMMODATION**

**GOOD SIZED GARDEN**

**GOOD COMMUTER LINKS**

**OFF ROAD PARKING**

**HOME OFFICE/STUDY**

**GARDEN GYM/OFFICE**

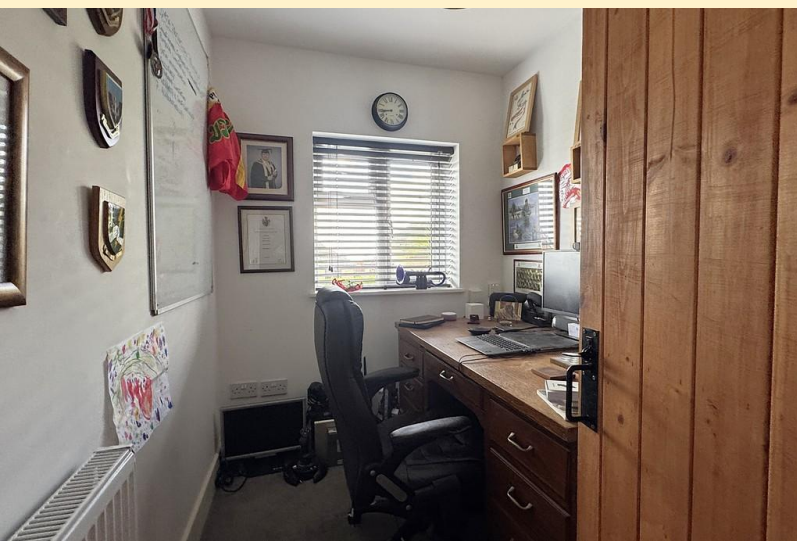
**NORTH-WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND B**

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Beautifully presented and extended, this three/four bedroom end of terrace is situated in the rural hamlet of Holwell. Ideally placed for commuting to Nottingham, Loughborough and approximately 3.5 miles north-northwest of Melton Mowbray.

The accommodation on offer comprises; entrance hall, lounge, kitchen, dining room and a conservatory to the ground floor. Four bedrooms, dressing room, ensuite and a family shower room to the first floor. Outside the property benefits from ample off road parking, undercover storage, home gym and a generous garden backing onto the open countryside with far reaching views.



**ENTRANCE HALL** A part glazed door opens into the entrance hall, having stairs rising to the first floor, vertical radiator, tiled flooring and wood doors off to;

**LOUNGE** 14' 5" x 12' 0" (4.4m x 3.66m) Featuring a front-facing bay window that floods the room with natural light, this inviting space includes a chimney breast inset with a multi-fuel burner creating a warm focal point. There is a TV aerial point, laminate wood flooring, and glazed French doors opening through to the dining room.

**DINING ROOM** 9' 11" x 15' 1" (3.03m x 4.62m) Open-plan to the kitchen, this is a fantastic space for entertaining, offering ample room for a full dining table. The area includes an understairs cupboard for practical storage and features laminate wood flooring.

**KITCHEN** 12' 6" x 15' 2" (3.83m x 4.63m) A beautifully crafted bespoke oak kitchen, finished with elegant porcelain worktops and a double Belfast sink with mixer tap. Integrated appliances include a fridge and freezer, and space for an integrated dishwasher, with dedicated space for a range-style cooker complemented by a mirrored splash back and extractor hood. Natural light pours in through the window, patio doors to the conservatory, and two additional Velux windows. The space is enhanced by LED lighting, a TV aerial point and a radiator, creating a bright, functional and inviting hub of the home.

**CONSERVATORY** 15' 3" x 6' 3" (4.65m x 1.92m) With bi-fold doors opening onto the patio and tiled flooring with underfloor heating, this is a wonderful space to enjoy the garden throughout the seasons.

**LANDING** Taking the stairs to the first floor, there is access to the part-boarded loft space via a pull-down ladder. Wood doors lead to:

**BEDROOM ONE** 10' 9" x 12' 6" (3.3m x 3.82m) This generous double room features a rear facing window and a Juliet balcony with far reaching countryside views, radiator, carpet flooring and an opening to the dressing room.

**DRESSING ROOM** 10' 4" x 7' 4" (3.15m x 2.25m) Fitted with a bespoke range of Pine wood drawers, dressing table and open fronted wardrobes providing generous clothes storage. Carpet flooring and a door to the landing.

**BEDROOM TWO** 9' 6" x 12' 2" (2.91m x 3.72m) Having a front facing window, radiator, carpet flooring and a door to the ensuite shower room.

**ENSUITE** 6' 7" x 5' 1" (2.03m x 1.56m) Newly fitted to comprise of a shower cubicle with mermaid boarding, vanity unit wash hand basin, dual flush WC and a heated towel rail. Front facing window with fitted blind for privacy and vinyl flooring.

**BEDROOM THREE** 11' 11" x 7' 6" (3.65m x 2.3m) Having a rear facing window with countryside views, radiator, built-in wardrobe and carpet flooring.

**OFFICE/BEDROOM FOUR** 8' 5" x 6' 2" (2.58m x 1.88m) Currently used as a home office, Having a front facing window, radiator and carpet flooring.

**SHOWER ROOM** 6' 1" x 12' 6" (1.87m x 3.82m) Comprising of a large walk-in shower cubicle with a rainfall shower head, vanity unit wash hand basin, dual flush WC and a heated towel rail. Led lighting, tiled walls and flooring.

**FRONT ASPECT** A plumb slate driveway provides ample off-road parking, double doors to the side storage area. Well-kept shrub beds add softness to the frontage, with wood fencing enclosing the side boundary. (Please note the concrete section adjacent to the slate driveway is council owned and there is a deed of easement to cross it.)

**SIDE STORAGE** 33' 11" x 6' 4" (10.35m x 1.95m) A great storage space with doors to the front and rear, plumbing for a washing machine, power and lighting.

**GARDEN GYM/OFFICE** 17' 3" x 8' 3" (5.26m x 2.53m) Currently used as a home gym this fully insulated space could be utilised as a home office. Having French doors to the front and a further window and door to the rear, ample power points and LED lighting.

**REAR GARDEN** This landscaped, south-facing garden backs onto open countryside, offering beautiful, uninterrupted views. An Indian sandstone patio with garden taps sits adjacent to the house, leading into a pathway flanked by established flower and shrub beds. The path continues to a formal lawn with planted borders and a further patio seating area perfectly positioned to enjoy the open outlook. There is a right of way for the neighbouring house to have access to the front for their wheelie bins.

**AGENTS NOTE** TENURE Freehold. Please note that any services, heating systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		