



HIGH STREET, WALTHAM ON THE WOLDS

Asking Price Of £650,000

Four Bedrooms

Freehold



NO ONWARD CHAIN

DOUBLE DRIVEWAY AND GARAGE

FOUR DOUBLE BEDROOMS

LOCAL SCHOOLS NEARBY

DETACHED HOUSE

THREE BATH/SHOWER ROOMS

GOOD SIZED GARDEN

VILLAGE WITH AMENITIES

COUNCIL TAX BAND G

01664 566258

info@middletons.uk.com





This bright, roomy, and impeccably maintained detached family home is perfectly placed in the centre of the ever popular village of Waltham on the Wolds and is offered to the market with no onward chain. Ideally placed for access to Melton Mowbray, Nottingham and Grantham with rail links to London Kings cross and St Pancras. The village benefits from a church, community centre, primary school, a school bus service to the Priory Belvoir Academy, public house, shop/post office, hairdressing salon and a medical practice.



The accommodation includes a spacious entrance hall, cloakroom, home office, kitchen, utility room, dining room and lounge to the ground floor. Upstairs are four double bedrooms, two ensuite shower rooms and a four piece family bathroom. Blinds are fitted variously throughout Roman, Venetian and vertical. Outside, the property offers generous off road parking, a double garage, front gardens and a private rear garden backing onto open countryside. There is outside lighting to the front and rear of the property.

ENTRANCE HALL 9' 5" x 16' 4" (2.88m x 5.0m max) Having tiled flooring, radiator with cover, cornice, ceiling roses and a large under-stairs cupboard with fitted shoe storage. Stairs rise to the first floor and doors off to:

CLOAKROOM 9' 9" x 5' 6" (2.99m x 1.69m) Fitted with a pedestal wash hand basin and dual flush WC, complemented by part-tiled walls, a radiator, tiled flooring and an obscure glazed window.

HOME OFFICE 14' 2" x 8' 11" (4.32m x 2.74m) A versatile home office featuring a front-facing window, radiator, inset LED lighting with a central pendant, and carpet flooring.

KITCHEN/BREAKFAST ROOM 14' 3" x 15' 11" (4.35m x 4.86m) Finished with ceramic tiled flooring, various concealed lighting and a wide range of cabinetry - including 'pull out' stainless steel 'blind corner', and other shelving and a floor to ceiling larder cupboard - topped with quartz work surfaces and a wine rack. Integrated appliances comprise a Bosch dishwasher, De Dietrich:- oven, microwave, warming drawer and induction hob with extractor and Siemens American style fridge freezer. The under mount double enamel sink sits beneath the rear windows, and the large central island offers additional pan drawers, cupboard storage and a breakfast bar. A retractable concealed TV enhances the space for cooking and entertaining, while a radiator provides comfortable warmth. A door leads directly into the dining room, with another to the utility room, and the three rear windows overlook the rear garden.

UTILITY ROOM 9' 10" x 5' 6" (3.0m x 1.69m) Continuing the tiled flooring from the kitchen, fitted with base and wall cabinetry topped with quartz worktops, a Bosch washing machine, tumble dryer and a stainless steel sink with drainer and mixer tap. The Grant Central Heating Boiler - newly installed October 2024 - is neatly concealed, and a Tilt & Turn Stable Door - newly installed October 2025 - giving access to the side of the house, with outside tap, leading to the front and the rear gardens.

DINING ROOM 14' 4" x 14' 3" (4.39m x 4.35m) A generous dining area easily accommodating a large table, chairs and sideboards, making it a fantastic space for entertaining. Finished with high quality floorboards effect vinyl flooring, ceiling cornice and matching rose, two radiators, French doors leading out to the rear garden and Georgian Bar style three quarter glazed double doors through to the lounge.

LOUNGE 20' 2" x 14' 0" (6.16m x 4.29m) A generous, beautifully balanced dual-aspect lounge, wrapped in soft natural light and centred around a charming multi-fuel burning stove set on a stone hearth with a wooden mantelpiece above. The room enjoys gentle wall lighting, a TV aerial point, plush carpet flooring, two radiators, and with the glazed doors to the dining room light drifts effortlessly between the spaces. A door then opens into the entrance hall, offering an open circuit throughout the downstairs of the house if required.

LANDING Taking the stairs to the light and airy landing having a front facing window with a triple cupboard storage seat below, ceiling rose, hatch with a pull-down ladder to the insulated loft space, radiator, carpet flooring and doors off to:

BEDROOM ONE 14' 3" x 12' 10" (4.36m x 3.93m) plus an alcove of 4' 0" x 6' 0" (1.24m x 1.83m) A generous double bedroom enjoying a window with far-reaching views over the garden and countryside beyond. Fitted wardrobes, drawers, a dressing table and bedside tables providing excellent storage, while a radiator and soft carpet flooring add comfort. A door leads through to the ensuite shower room.

ENSUITE 9' 8" x 5' 6" (2.95m x 1.68m) Comprising a large walk-in shower cubicle with a rainfall shower head and riser, a pedestal wash hand basin, dual flush WC and a heated towel rail. An obscure glazed window with fitted blind, electric shaver point, white tiled walls, underfloor heating and tiled flooring complete the space.

BEDROOM TWO 14' 3" x 12' 11" (4.36m x 3.95m) Another well-proportioned double bedroom enjoying open rear views, complete with a fitted wardrobe, an additional built-in wardrobe, radiator and soft carpet flooring.

BEDROOM THREE 14' 3" x 10' 5" (4.36m x 3.2m) Another double bedroom, featuring a front-facing window, fitted wardrobes and drawers, and dressing table, a radiator and soft carpet flooring.

BEDROOM FOUR 14' 1" x 12' 11" (4.31m x 3.96m) A lovely guest double bedroom featuring a front-facing window, radiator, built-in wardrobe and soft carpet flooring, with a door leading through to the ensuite shower room.

ENSUITE 8' 6" x 7' 2" (2.60m x 2.19m) Comprising a walk-in shower cubicle with a rainfall shower head and riser, a pedestal wash hand basin, low flush WC and a heated towel rail. An obscure glazed window with fitted blind, electric shaver point, tiled walls and quality laminate wood style flooring complete the space.

BATH/SHOWER ROOM 14' 1" x 7' 1" (4.31m x 2.18m) Comprising a freestanding bathtub with freestanding mixer tap and shower attachment, a pedestal wash hand basin, dual flush WC, walk-in shower cubicle, and a heated towel rail. An obscure glazed window with fitted blind, electric shaver point and a cupboard houses a Heatrae Sadia Megafluo Eco 250i hot water cylinder newly installed in October 2025 - a 250-litre unvented indirect system providing mains-pressure hot water across multiple outlets simultaneously without requiring a separate cold water storage tank or shower pumps. The room is finished with tongue and groove wood panelling to the lower walls and rich wood laminate flooring, creating a warm, characterful feel.

FRONT ASPECT Set back from the high street, the property enjoys a generous block-paved driveway providing ample off-road parking and direct access to the double garage. A neat formal lawn sits to the front, bordered by stone walling and the front of the property is softened with mature shrubs that offer privacy and an attractive approach. A storm canopy shelters the front door, while side access leads to the garage, where the oil tank is located, along with locked gated access through to the side of the house giving access to rear garden.

DOUBLE GARAGE 21' 5" x 17' 2" (6.55m x 5.25m) Having two electric roller doors, with power and lighting throughout. A pull-down ladder provides access to the fully-boarded roof storage space with full wall-to-wall standing room, and a personnel door opens out to the side.

REAR GARDEN Having a paved patio adjacent to the house, extending to the side where a dedicated BBQ area and water butt are located. The garden is beautifully planted with an array of well-established shrubs, flowers and trees, and features a charming 10' x 10' summer house for year-round enjoyment. There are electric points throughout the garden, along with a former pond positioned toward the rear. The garden has been thoughtfully landscaped to create a variety of inviting seating areas, and it backs onto open countryside, enhancing the sense of tranquillity.

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. The Vendors respectfully request that shoes are removed indoors, or shoe covers can be provided.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

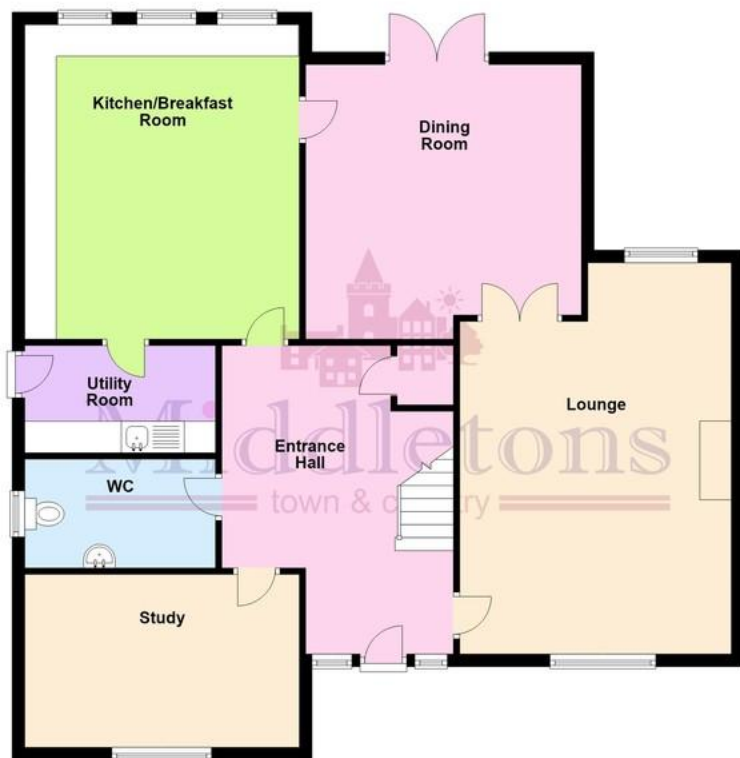
THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit [middletons.uk.com/Referral-Fees](https://www.middletons.uk.com/Referral-Fees)







Ground Floor



First Floor



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

01664 566258

www.middletons.uk.com

info@middletons.uk.com

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.