



OVAL WAY, NETHER BROUGHTON

Asking Price Of £570,000

Four Bedrooms

Freehold



DETACHED DORMER BUNGALOW

EV CHARGER/DRIVEWAY

LOW MAINTENANCE GARDEN

GOOD COMMUTER LINKS

DOUBLE GARAGE

FOUR BEDROOMS

LOCAL SCHOOLS NEARBY

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND E

01664 566258

info@middletons.uk.com





This beautifully presented four- bedroom detached dormer bungalow enjoys a pleasant position in the sought- after village of Nether Broughton. The village offers a peaceful rural setting while remaining conveniently placed for Melton Mowbray and neighbouring towns, with excellent road links to Oakham, Grantham, Nottingham and Leicester. Nether Broughton benefits from a range of local amenities including a well- regarded primary school, village hall, church and a traditional public house, making it an ideal location for families and those seeking village living with easy access to wider transport connections.

The accommodation on offer comprises: Entrance hall, lounge, kitchen diner, cloakroom and two bedrooms both ensuite to the ground floor which features under-floor heating. Two further bedrooms and a four piece, Jack and Jill bathroom to the first floor. Outside the property benefits from ample off road parking, EV charger, double garage and landscaped low maintenance gardens.

GROUND FLOOR The property is entered via an impressive double-height entrance hall, creating a striking first impression with an open view to the first-floor landing. The ground floor offers a generous reception room centred around an attractive fireplace, providing a warm and inviting space for everyday living. To the rear sits a spacious kitchen/dining room, fitted with an extensive range of cupboards and storage solutions, together with ample worktop space. A large skylight atrium allows natural light to flood the room, enhancing the bright and airy feel and making it an ideal space for cooking, dining and entertaining.

Also located on the ground floor are two well-proportioned bedrooms, each benefiting from their own modern en-suite shower room, offering excellent convenience for guests or multi-generational living. Completing the ground floor layout is a useful downstairs W/C, positioned off the entrance hall.

The ground floor further benefits from underfloor heating throughout, delivering efficient and comfortable warmth across all rooms.

FIRST FLOOR The first floor provides two further double bedrooms, both offering comfortable proportions and pleasant views. They are served by a contemporary family bathroom, fitted with a bath and separate shower, all finished to a modern standard to create a stylish and practical space.

OUTSIDE Externally, the property enjoys a well-maintained garden designed for ease of maintenance, featuring a combination of paved patio areas and cobbled pathways that create attractive seating and entertaining spaces. To the front, there is ample driveway parking leading to a detached double garage, providing excellent storage and vehicle space. The property is further enhanced by a fitted EV charging point, offering added convenience for electric vehicle owners.

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.

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.

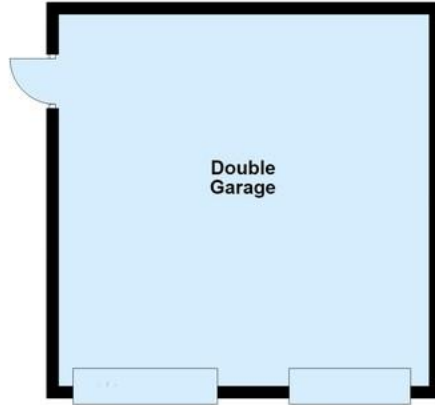
THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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



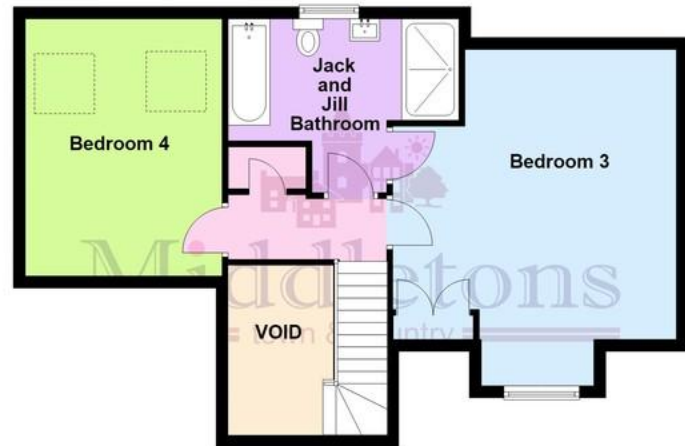




Ground Floor



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		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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 and 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.