



Waterside House Church Lane, Ab Kettleby

In Excess of £430,000

 **NEWTON FALLOWELL**

Waterside House Church Lane

Ab Kettleby, Melton Mowbray

Parking Arrangements: Driveway & Garage to the side

Windows: UPVc Double Glazed

Heating: Oil

Vendors Position: No Chain - Offers Invited

Garden Orientation: East Facing Garden

EPC Rating: E

Council Tax Band: F

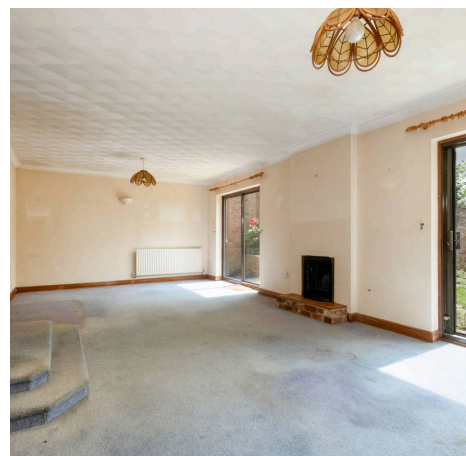
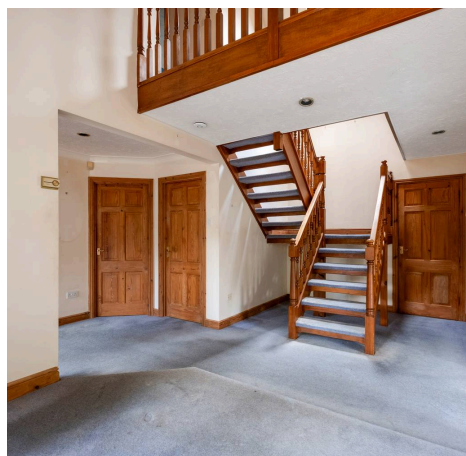
Total Living Space: Approx 1900 sqft - Tenure: Freehold

Situated in the heart of this charming village at the end of a quiet cul-de-sac is this spacious detached, character house offered for sale with no upward chain. Having the benefit of oil fired central heating and lots of potential, the property is in need of some modernisation with accommodation comprising in brief, entrance hall, cloakroom WC, downstairs shower room and sauna, living room, study, kitchen and utility room. Stairs rising to the first floor landing to four double bedrooms, an en-suite shower room and a family bathroom. There is a detached garage, and a good sized garden. Accessed via a double glazed leaded front door into the storm porch and further door into a spacious 'L' shaped hallway with stairs rising to the first floor, doors off to a cloakroom WC and a downstairs shower room and sauna. Glazed French doors through to a 24 ft living room having a window to the front aspect and two sets of patio doors leading to the garden, fireplace with tiled hearth and wall lights. There is a dining area with a window to the front aspect and a study/office with a window to the rear aspect. The kitchen is fitted with a range of wall and base units, complementary work tops, sink and drainer, integrated appliances, tiled floor, windows to the front and side aspects and door off to a utility room having wall and base units, space and plumbing for a washing machine, sink and drainer and door to the side aspect.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E





An attractive, open, dog leg staircase with wooden balustrade rising to a galleried landing with doors off to four bedrooms, the main bedroom having fitted wardrobes and an en-suite bathroom comprising a low flush WC, bidet, double wash hand basin set in a vanity unit with cupboards below and a large corner bath with an overhead shower. There is also a family bathroom having a four piece suite comprising a double wash hand basin, low flush WC, bidet and bath.

Entrance Hall

15' 6" x 19' 7" (4.73m x 5.96m)

Cloakroom WC

3' 6" x 6' 8" (1.06m x 2.03m)

Living Room

24' 9" x 12' 11" (7.54m x 3.93m)

Study/Office

8' 7" x 9' 11" (2.62m x 3.03m)

Kitchen

10' 7" x 13' 9" (3.23m x 4.20m)

Utility Room

8' 7" x 5' 9" (2.62m x 1.74m)

Bedroom One

12' 11" x 13' 7" (3.94m x 4.15m)

En-suite Shower & Sauna

10' 4" x 7' 1" (3.16m x 2.16m)

Bedroom Two

10' 9" x 8' 10" (3.27m x 2.70m)

Bedroom Three

8' 9" x 10' 4" (2.66m x 3.15m)

Bedroom Four

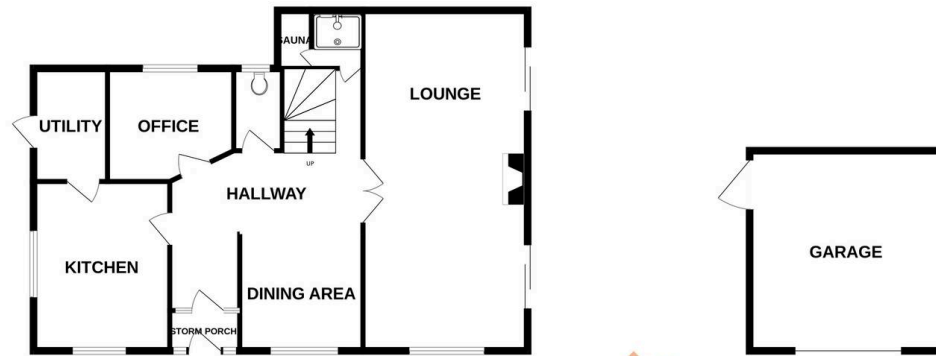
8' 11" x 9' 1" (2.72m x 2.76m)

Bathroom

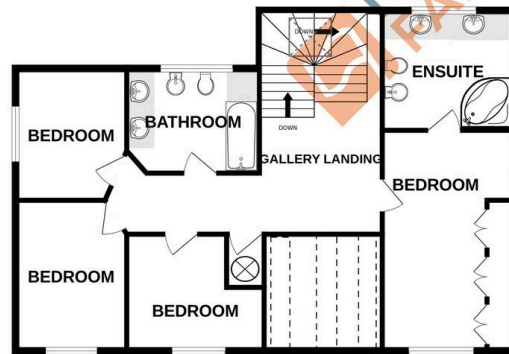
10' 5" x 6' 11" (3.17m x 2.11m)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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