Alexanders
MarketMakers.

Top Green
Upper Broughton

- Elegant period home in Upper Broughton
- Bursting with original features
- Light-filled interiors throughout
- Three versatile reception rooms
- Four generously sized bedrooms
- Three modern well-finished bathrooms
- Large private landscaped garden
- Stunning countryside views
- EPC Rating TBC / Council Tax Band F / Freehold

Located in the village of Upper Broughton, this period home on Top Green combines traditional features with modern living. The house has four good-sized bedrooms, making it well suited to family life.

There are three reception rooms, offering plenty of space for everyday living as well as entertaining. Large windows let in lots of natural light, giving the house a bright and comfortable feel. The layout is practical and makes good use of the space throughout.

The property also has three bathrooms, which is ideal for a busy household. Outside, the large garden provides a private outdoor space to relax, spend time with family and friends, or enjoy some quiet time.

Set in a pleasant village location with easy access to local amenities, this home offers a good balance between a peaceful setting and everyday convenience.

General Description:
Alexanders offer to the market a superb period residence occupying a central plot of 1/3 of an acre in the historic heart of the village of Upper Broughton.

Greenhill Cottage has been meticulously cared for and maintained since owned, over recent years it has been remodelled and extended to service open plan living for the growing family, whilst cleverly retaining much of its original character, offering an abundance of beautiful features. These include exposed beams, brick fireplaces, oak doors and solid flooring.

Accommodation:
The internal layout to briefly comprise; entrance hall, formal sitting room with feature brick fireplace, study/ snug also with brick fireplace and inset log burner, scullery leading to utility/scullery, fully fitted kitchen, dining room with fireplace and WC.

Upstairs, expect to find two large bedrooms with en suite facilities, generous four piece bathroom, a further large double bedroom and a single bedroom.

Gardens and land:
Outside, the property boasts an enviable position in the centre of this most sought after settlement with views from the front overlooking the village green. To the side there is a large, block-paved driveway providing parking and access to a detached large garage and mature rear gardens. The rear gardens are terraced and enjoy elevated far reaching views across the Vale of Belvoir, laid mainly to lawn with mature borders, established flower beds, three large raised beds for a vegetable patch, and a generous seating terrace.

Location:
Upper Broughton steeped in history and a very popular settlement surrounded by a lovely rolling countryside yet highly convenient for travelling to Nottingham City and north and south via the excellent duelled A46 between Leicester, Newark and Lincoln.

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 F.

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 gas, electricity, water, and drainage.

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

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.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

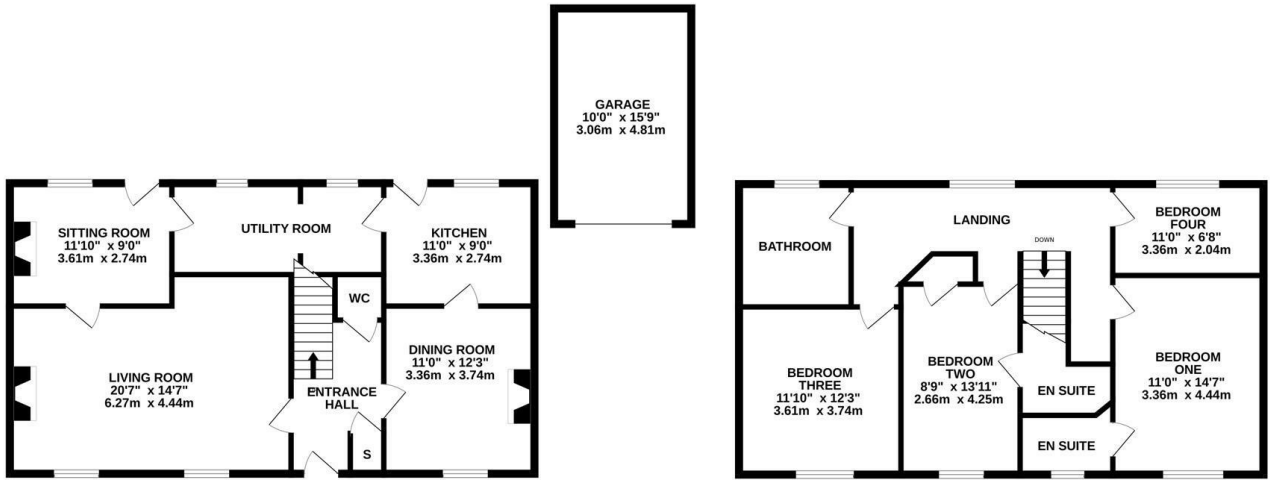
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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.

GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.

1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.6 sq.m.) approx.

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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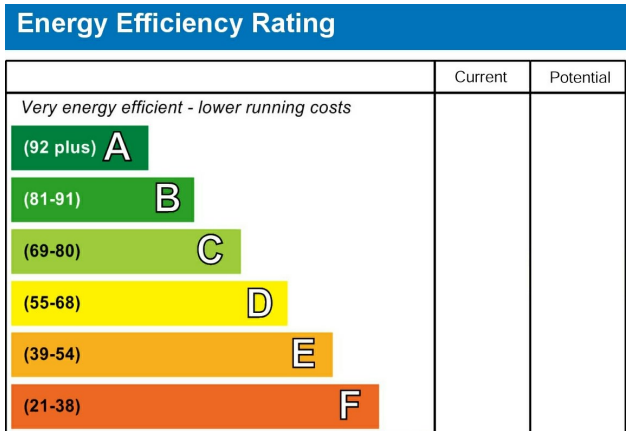

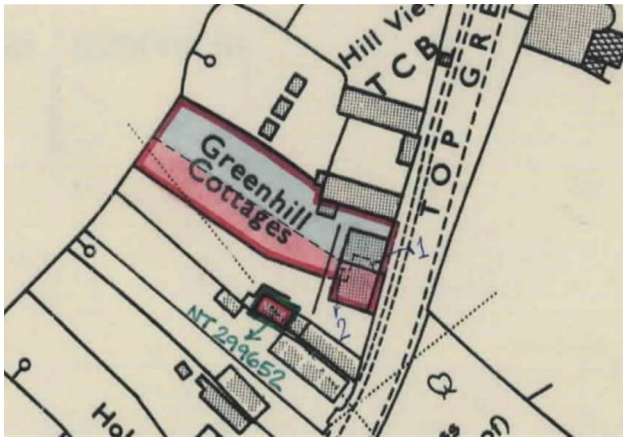

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