4, Sunnyfield Close Middle Lane, Nether Broughton, Melton Mowbray, LE14 3HG

Guide Price £650,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- New Build Detached Bungalow
- Spacious Open Plan Living Dining Kitchen Area
- 3 Bedrooms
- Double Garage
- Delightful Village Location
- High Specification Finish
- Cloaks & Utility
- Ensuite & Main Bathroom
- Generous Garden

A rare opportunity to purchase a well thought out, beautifully designed, single storey home constructed and finished to a high standard by a well regarded local developer with an excellent reputation for high quality, bespoke builds within the Vale of Belvoir and surrounding areas. This small close of 4 individual bungalows, located off a private driveway at the heart of this well regarded village, will provide between 1,475 to 1,550 sq.ft. of internal accommodation. Each home will benefit from high quality fixtures and fittings, high ceilings and deep skirtings, oak internal doors and underfloor heating with air source heat pumps and full fibre broadband. The attractive traditional style brick elevations beneath a pantiled or slate roof and central oak porch, will be complemented by modern kitchen with granite preparation surfaces and part vaulted ceiling and contemporary bathrooms, 3 bedrooms, the master with ensuite, and a main bathroom, as well as the addition of a useful cloak room.

The properties will be ideally suited to those downsizing from larger dwellings, looking for an excellent single storey footprint within a village setting but, because of their size, will still appeal potentially appeal to families looking for a single storey home within a village setting.

The properties will benefit from generous gardens by modern standards with ample off road parking and double garages often not seen with properties of this style which will overall combine to create a modern, efficient home with the aesthetics of a more traditional dwelling.

Further details are available upon request and the developer would be more than happy to discuss the finer details of the development.

NETHER BROUGHTON

Nether Broughton is located on the A606 six miles north west of Melton Mowbray and fifteen miles south west of Nottingham and is conveniently placed for road links to Leicester, Grantham and further afield via the M1 motorway. A regular bus service also connects the village with Melton Mowbray and Bottesford. The thirteenth century St Mary's Church takes pride of place in the village and there is a lively village hall along with a well patronised public house/restaurant.

PLEASE NOTE INTERNAL PHOTOS ARE FOR ILLUSTRATION PURPOSES ONLY AND ROOM MEASUREMENTS ARE GENERIC TO PLOT 4.

SOLID TIMBER COTTAGE STYLE ENTRANCE DOOR LEADS TO THE MAIN;

ENTRANCE HALL

27'0 x 4'5 (8.23m x 1.35m)
A well proportioned initial entrance vestibule having a good level of storage with built-in cupboards, attractive tiled floor, access to a substantial boarded loft space above.

Further oak doors lead to;

SITTING ROOM

17'8" x 12'11" (5.38m x 3.94m)
A good sized reception having a pleasant aspect into the rear garden, double glazed window.

LIVING/DINING KITCHEN

26'7 x 16'6" (8.10m x 5.03m)
A fantastic well proportioned light and airy space, thoughtfully designed to create a generous everyday living/entertaining area, having attractive part-vaulted ceiling, inset skylights, double glazed window to the side, bi-fold doors into the garden.

KITCHEN AREA

Beautifully appointed fitted with a generous range of shaker style wall, base and drawer units, finished in Heritage style colours, under unit lighting, attractive granite work surfaces, including central island unit with integral breakfast bar, integrated appliances include Siemens fan assisted oven, combination microwave and warming drawer, full height fridge and freezer, dishwasher, Siemens induction hob with central down draft filter.

This area opens out into a generous;

RECEPTION AREA

Having space for living and dining area, dual aspect and access into the garden.

UTILITY ROOM

9'2" x 5'10" (2.79m x 1.78m)
Having fitted base and larder unit complementing the main kitchen, granite work surface with inset sink and drainer unit with swan neck mixer tap, plumbing for washing machine, space for tumble dryer, double glazed exterior door.

CLOAKROOM

5'2" x 3' (1.57m x 0.91m)
Having a two piece contemporary suite comprising WC with vanity surround, wall mounted vanity unit with inset wash basin and chrome mixer tap.

MASTER SUITE

A fantastic well proportioned double bedroom benefitting from ensuite facilities and offers an initial walk-through;

DRESSING AREA

6'10 x 5'2 (2.08m x 1.57m)
Opening out into the;

MAIN BEDROOM
19' x 10'6" (5.79m x 3.20m)
Having double glazed window to the front.

Further door leading to;

ENSUITE SHOWER ROOM
8'5" x 5' (2.57m x 1.52m)
Having a contemporary suite comprising of large double width shower enclosure with glass screen, wall mounted shower mixer with both independent handset and rainwater rose over, WC with concealed cistern within a vanity surround, wall mounted vanity unit with inset wash basin, fully tiled walls & floor, contemporary towel radiator, double glazed window.

BEDROOM 2
15'4" x 9'2" (4.67m x 2.79m)
A further double bedroom having useful alcove, and double glazed window to the front.

BEDROOM 3
13'2" x 8'8" (4.01m x 2.64m)
A double bedroom with double glazed window to the front.

BATH/SHOWER ROOM
9'3" x 5'6" (2.82m x 1.68m)
Appointed with a contemporary suite comprising of shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over, panelled bath, WC with vanity surround, wall mounted vanity unit with inset wash basin, fully tiled walls & floor, contemporary towel radiator, double glazed window to the side.

EXTERIOR
The property occupies a delightful position tucked away on a private driveway shared with only three other similar dwellings, set back behind a post and railed frontage with double field gate access onto a substantial stone chipping driveway which provides a considerable level of off road parking and leads to a brick and pantiled double garage.

DOUBLE GARAGE
17'9 x 17'5 (5.41m x 5.31m)
Having electric double width door, power and light, pitched roof, and cold water tap.

GARDEN
A timber courtesy gate to the side of the property leads to the rear garden which offers a good degree of privacy, mainly laid to lawn with an initial flagged terrace, perimeter borders, outside power socket and cold water tap.

TENURE
Freehold

COUNCIL TAX BAND
Melton Borough Council - TBC

LOCATION
For Sat Nav use Off Middle Lane LE14 3HD

ADDITIONAL NOTES
The property is connected to mains drainage, electricity and water. Central heating is provided via an air source heat pump. (information taken from Energy performance certificate and/or vendor).
Each property will be responsible for a section of the private shared access drive.

ADDITIONAL INFORMATION
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

AESTHETIC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

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RICS

The Property Ombudsman

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