



Istana, 6 Dairy Lane, Nether Broughton,  
Leicestershire, LE14 3EU

Guide Price £925,000

Tel: 01949 836678

 **RICHARD  
WATKINSON**  
PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers



We have great pleasure in offering to the market this stunning contemporary home which was thoughtfully designed and constructed by Soar Valley Homes in 2011, resulting in an efficient - EPC rating is A, versatile, well proportioned dwelling with an aesthetically pleasing facade created to mimic a barn style conversion with the benefits of a modern build.

The property offers an excellent level of accommodation lying in excess of 2,800sq.ft. excluding its attached double garage. A sprawling level of accommodation spans two floors and offers a great deal of versatility in its layout with the ability to be utilised as both a single or two storey home. The accommodation extends to four/five double bedrooms and two receptions as well as a superb, well proportioned breakfast kitchen tastefully appointed with an extensive range of contemporary units and integrated appliances with an adjacent utility. The sitting room is a delightful feature of the property benefitting from a dual aspect having attractive fireplace with inset Firebelly solid fuel stove and access out into the landscaped gardens. The master suite lies to the ground floor offering excellent proportions with walk through dressing area and walk in wardrobe as well as ensuite facilities with the adjacent reception/bedroom currently utilised as a home office. To the first floor, leading off an attractive, central galleried landing, are three further double bedrooms with another potential master suite having large walk through dressing area and wardrobe with ensuite facilities, and family bathroom.

The property offers a great deal of character, particularly for its age, with attractive contemporary oak doors, recently upgraded contemporary Omega PVCu double glazed windows and gas central heating with pressurised hot water system. In addition there is under floor heating to the ground floor with further energy saving and efficient systems including a rainwater harvesting system, a Weissmann solar thermal hot water system and sixteen panel photovoltaics providing 4Kw and a reasonable income per annum. In addition there is LED lighting throughout, automatic integrated shades to the front windows with both fob and iPhone controls, integrated alarm and CCTV system and additional standby generator.

All of this comes together to create an efficient modern home with the characteristics of a more traditional property.

As well as the main accommodation the property occupies a delightful plot, generous by modern standards, lying in the region of 0.4 of an acre with a considerable electric gated frontage providing ample off road parking and double garage. A beautifully landscaped garden at the rear offers an excellent degree of privacy and has been designed specifically for relatively low maintenance living being well stocked with an abundance of trees and shrubs, having an attractive Koi pond with filter system.

Overall this is a stunning, beautifully appointed and well maintained home which combines both traditional and contemporary elements, tucked away in a small cul-de-sac setting shared with only a handful of other dwellings on the edge of this well regarded village.

Nether Broughton is a small village situated at the southern end of the Vale of Belvoir. It lies between Melton Mowbray and Nottingham, primarily to the east of the A6006 and is served by direct bus links to Melton, Oakham and Nottingham. The A46 is just 3.2 miles away, so there is also easy access to Leicester, Loughborough, Grantham, Bingham and Newark. The nearest primary school is in Old Dalby (1.5 miles) and village is served by a school bus. It has been designated a 'rural hub' by the planning authorities and as such is expected to have only limited and well controlled development in the future. The village has a telephone exchange, which allows access to fast broadband.

Amenities within the village include a children's play park, a 13th Century Grade 11\* listed parish church, a thriving village hall (art group, film club, book club, yoga classes, history group, patchwork and quilting group, plus regular one off events) and a large network of lovely countryside walks leading directly from the village. The Anchor is an excellent village pub and received the Melton Borough 'best place to eat and drink award' in 2017. The village is also home to the bison and deer farm, Bouverie Lodge - awarded the Melton Borough 'best start up business for

2017' for its recently opened 'Cafe', which sells the farm's specialised produce.

A CANOPIED PORCH WITH CONTEMPORARY COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

23'5" x 6'5" (7.14m x 1.96m)



A well proportioned initial entrance hall having attractive oak spindle balustrade staircase with useful under stairs storage beneath rises to a galleried landing above with beautiful part vaulted ceiling and exposed timber purlin, marble effect tiled floor, inset downlighters to the ceiling and double glazed window to the front.

Further oak internal doors leading to:

## SITTING ROOM

26'4" 19' (8.03m 5.79m)



A well proportioned, light and airy main reception benefitting from a dual aspect with double glazed windows to the front and rear as well as French doors leading out into the rear garden. Focal point of the room is an attractive exposed reclaimed brick chimney breast with flag stone hearth, inset solid fuel stove and timber mantle over, alcoves to the side, attractive wide board oak floor, deep skirting and inset downlighters to the ceiling. This room is large enough to accommodate both living and dining area creating a fantastic every day reception space.



## L SHAPED DINING KITCHEN

18'7" x 21' (5.66m x 6.40m)



A fantastic, well proportioned, open plan L shaped breakfast kitchen, beautifully appointed with a generous range of contemporary handle-less wall, base and drawer units with 3/4 high larder unit and central alcove designed for American style fridge/freezer. The kitchen boasts an excellent run of granite preparation surfaces providing a substantial working area having integral breakfast bar for informal dining, undermounted sink unit with chrome articulated mixer tap and instant boiling water tap, integrated places including CDA gas and electric hob with wok burner and central hot plate, downdraft extractor, Fisher & Paykel dishwasher, under counter wine cooler, fan assisted oven with Bosch combination microwave and Siemens coffee maker, under unit lighting, inset downlighters to the ceiling, continuation of the marble effect tiled floor, deep skirting, double glazed windows and French doors leading out into the garden.

Further doors through into:



### UTILITY ROOM

7'11" x 5'5" (2.41m x 1.65m)



Having contemporary wall and base units complementing the main kitchen with roll edge laminate preparation surface, inset stainless steel sink and drain unit with chrome mixer tap and glass mosaic tiled splash backs, plumbing for washing machine, space for tumble dryer, wall mounted Weissman central heating boiler, continuation of marble effect tiled floor and double glazed exterior door.

### STUDY

11'7" x 11'5" (3.53m x 3.48m)



A versatile room currently utilised as a home office but alternatively could provide an additional ground floor bedroom having deep skirting, inset downlighters to the ceiling and double glazed window to the side.

### GROUND FLOOR CLOAKROOM

5'5" x 3'3" (1.65m x 0.99m)

Having a two piece contemporary white suite comprising close coupled WC, wall mounted half pedestal washbasin with chrome mixer tap and tiled splash backs, continuation of the marble effect tiled floor and inset downlighters to the ceiling.

### GROUND FLOOR MASTER SUITE

A fantastic well proportioned master suite offering around 400sq.ft. of floor area having initial corridor with walk in wardrobe off leading into a substantial double bedroom with a range of fitted wardrobes and ensuite facilities off. The initial entrance hall has oak effect flooring with inset downlighters to the ceiling and an oak door into:

### WALK IN WARDROBE

4'7" x 4'9" (1.40m x 1.45m)

With fitted hanging rails and inset downlighters to the ceiling.

### MAIN BEDROOM

18'7" x 16'6" (5.66m x 5.03m)



A well proportioned double bedroom flooded with light having large central tilt and turn window. The room having continuation of oak effect flooring, a range of contemporary wardrobes and inset downlighters to the ceiling.

Further door leading through into:

### ENSUITE WET ROOM

9'7" x 6'4" (2.92m x 1.93m)



A well proportioned space fitted with a contemporary suite



comprising vanity unit with twin washbasins with free standing mixer taps and tiled splash backs, close coupled WC, shower wet area with mosaic tiled floor, marble effect tiled walls, wall mounted shower mixer with both independent handset and rainwater rose over, contemporary towel radiator with shaver point, inset downlighters to the ceiling and double glazed window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL:

### FIRST FLOOR LANDING

18'4" x 13'3" to eaves (5.59m x 4.04m to eaves)



A spindle balustrade oak turning staircase rises to an attractive galleried landing. A fantastic first floor space which could be utilised as additional reception area either as a study space or sitting room having part pitched ceiling, inset downlighters, skylight, oak effect flooring, attractive oak spindle balustrade and exposed timber purlin.

Further doors leading to:

### MASTER BEDROOM

A substantial suite offering around 470sq.ft. of floor area comprising:

#### INITIAL WALK THROUGH DRESSING AREA

17'6" x 6' min (5.33m x 1.83m min)

A large, initial walk through dressing area having pitched

ceiling with inset downlighters and skylight, central heating radiator, oak effect flooring and further oak door leading into:

#### WALK IN WARDROBE

6'7" x 7'6" (2.01m x 2.29m)

Having hanging rails, oak effect flooring and inset downlighters to the ceiling. This area, in turn, also gives access into:

#### ENSUITE SHOWER ROOM

7'9" x 8'8" (2.36m x 2.64m)



Having contemporary suite comprising double width shower enclosure with sliding glass screen, wall mounted shower mixer with independent handset, close coupled WC, wall mounted half pedestal washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, part pitched ceiling with inset downlighters and skylight.

### BEDROOM

16'4" x 14'7" to eaves (4.98m x 4.45m to eaves)



The initial walk through dressing area opens out into a generous double bedroom having part pitched ceiling with inset downlighters, twin skylights, central heating radiator and deep skirting.

RETURNING TO THE FIRST FLOOR LANDING AN OPEN DOORWAY LEADS THROUGH INTO:

#### L SHAPED INNER LANDING

14'11" max x 22' max (4.55m max x 6.71m max)

A large L shaped inner landing having two central heating radiators, part pitched ceiling with inset downlighters and skylight, access into two useful storage areas the first of which measures 8'7" to eaves x 5'6", providing a great storage space but also housing pressurised hot water system having oak effect floor and inset downlighters to the ceiling. The second storage area measures 8' to eaves x 3'7".

Further oak doors lead through into:

### BEDROOM 3

14'7" x 15' to eaves (4.45m x 4.57m to eaves)



A well proportioned double bedroom having delightful aspect to the rear across the properties garden and far reaching views beyond, the room having part pitched ceiling with inset downlighters and two skylights, central heating radiator, integrated bench seat storage and oak effect flooring.

### BEDROOM 4

20'10" max x 12'3" max (6.35m max x 3.73m max)



A well proportioned L shaped double bedroom again affording wonderful panoramic views to the rear having part pitched ceiling with inset downlighters and twin skylights, central heating radiator and oak effect flooring.

### FAMILY BATHROOM

11' x 6'8" to eaves (3.35m x 2.03m to eaves)



Appointed with a contemporary four piece suite which comprises bath set in a tiled surround, separate shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC, half pedestal washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, part pitched ceiling with inset downlighters and skylight to the rear.

### EXTERIOR

The property occupies a delightful location tucked away off a small lane on what is a generous plot by modern standards lying in the region of 0.4 of an acre. The property offers an excellent frontage behind electric gate access onto a substantial block set driveway which provides a considerable level of off road parking and in turn leads to an integral garage. The remainder of the garden is laid to lawn with established trees and shrubs and directly to the fore of the property is an attractive landscaped, gravelled and paved ornamental area with block set edging and pathway leading to the front door. To the rear of the property there is a well proportioned private garden which has been thoughtfully landscaped with a mind for low maintenance living with a substantial paved and gravelled seating areas with sweeping pathways and an abundance of trees and shrubs, having an aspect across adjacent paddocks at the rear.











## **GARAGE**

19'9" x 16'8" (6.02m x 5.08m)

Having electric car charging point, electric door, power and light.

## **COUNCIL TAX BAND**

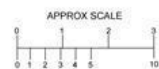
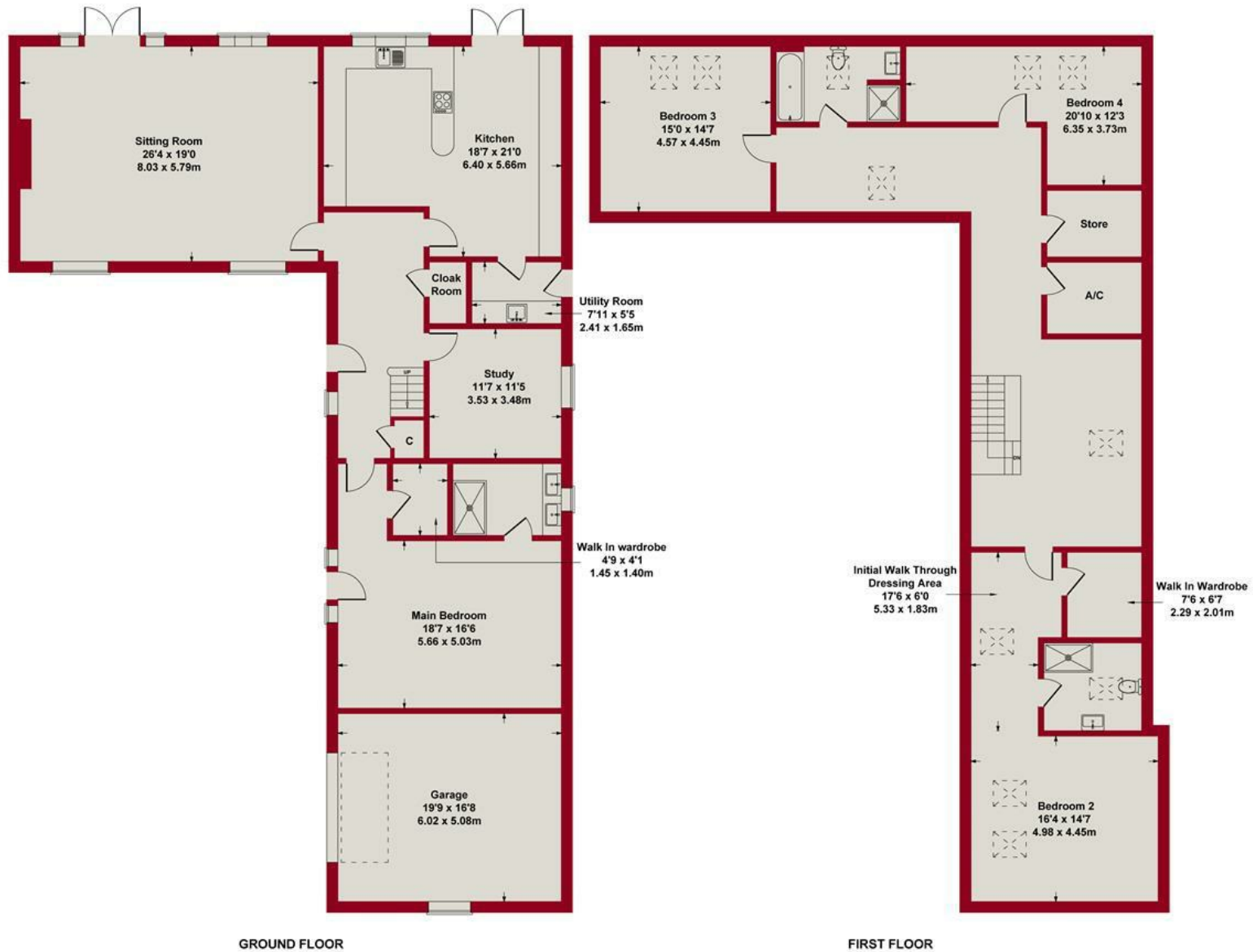
Melton Borough Council - Band E

## **TENURE**

Freehold



Approximate Gross Internal Area  
3670 sq ft - 341 sq m



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.

Produced by Potterplans Ltd. 2023







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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**RICS**



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