



PLOT 2

HIGH STREET, WALTHAM ON THE WOLDS

JAMES
SELICKS



Virtually Staged

“... BRAND-NEW, FOUR-BEDROOM HOME ...”

A brand-new four-bedroom home crafted to a high specification, featuring light-filled open-plan living spaces, a double garage, private driveway, and set in the sought-after village of Waltham on the Wolds.

- Breakfast Kitchen • Three Reception Rooms • Utility Room & Downstairs Cloakroom • Master Bedroom Suite • Three Further Double Bedrooms • Family Bathroom, Two Ensuites • Gated Driveway • Double Garage • Private Rear Garden • Village Location

Ground Floor

The ground floor opens into a spacious entrance hall with a staircase rising to the first floor and access to the principal ground floor accommodation. To the left is a beautifully bespoke breakfast kitchen, thoughtfully designed with an extensive range of fitted shaker-style units, a large central island with breakfast bar seating, and a selection of integrated appliances.

The kitchen flows seamlessly into the impressive rear reception space, flooded with natural light and arranged in an open-plan layout that comfortably accommodates both living and dining areas. Bi-fold doors, together with an additional French door, open directly onto the patio and rear garden, creating an excellent indoor-outdoor connection ideal for entertaining.

To the right of the entrance hall is a separate reception room, generously proportioned and featuring further French doors opening onto the patio and garden. The ground floor accommodation is completed by a fully fitted utility room and a downstairs cloakroom.



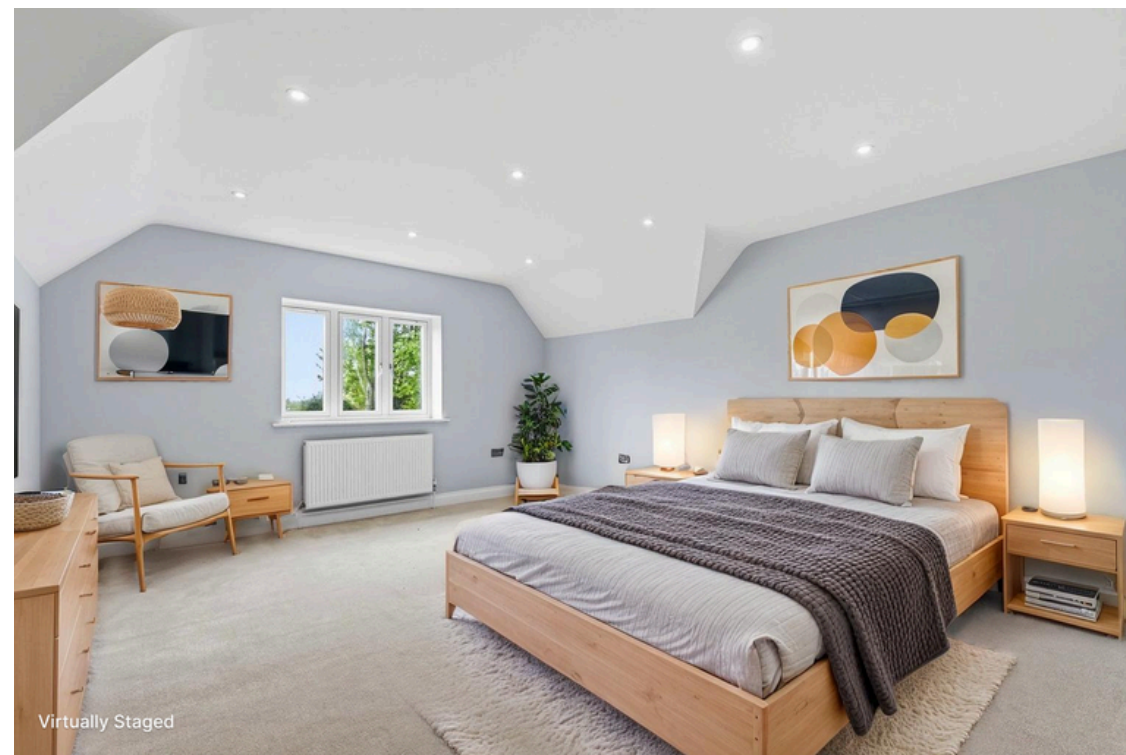
First Floor

To the first floor, there are four well-proportioned double bedrooms, each benefiting from its own bath or shower room, providing excellent comfort and privacy for family living or guests.

Outside

Externally, the property is approached via a five-bar gate leading to a private driveway with ample off-road parking and access to the double garage. A small front garden and pathways to both sides provide convenient access to the rear.

The rear garden is predominantly laid to lawn, complemented by a patio area positioned directly off the main living spaces. A variety of specimen trees provide year-round interest, with mature hedging creating a wonderful degree of privacy.



“... LIGHT-FILLED, OPEN PLAN
LIVING SPACES ...”

Location

Set within the rolling Leicestershire countryside, Waltham on the Wolds is a highly regarded village offering an attractive blend of rural charm and everyday convenience. The village benefits from a strong community feel, a well-regarded primary school, village pub, church, and excellent access to scenic countryside walks and bridleways. The nearby market town of Melton Mowbray provides a wider range of amenities including shops, cafés, restaurants, supermarkets, and leisure facilities, whilst excellent road links offer convenient access to Leicester and Nottingham. Waltham on the Wolds is an ideal location for those seeking a peaceful village lifestyle without compromising on connectivity.

Services & Council Tax

The property is offered to the market with all mains services and an air source heat pump. Melton Borough Council – Not yet rated

Tenure

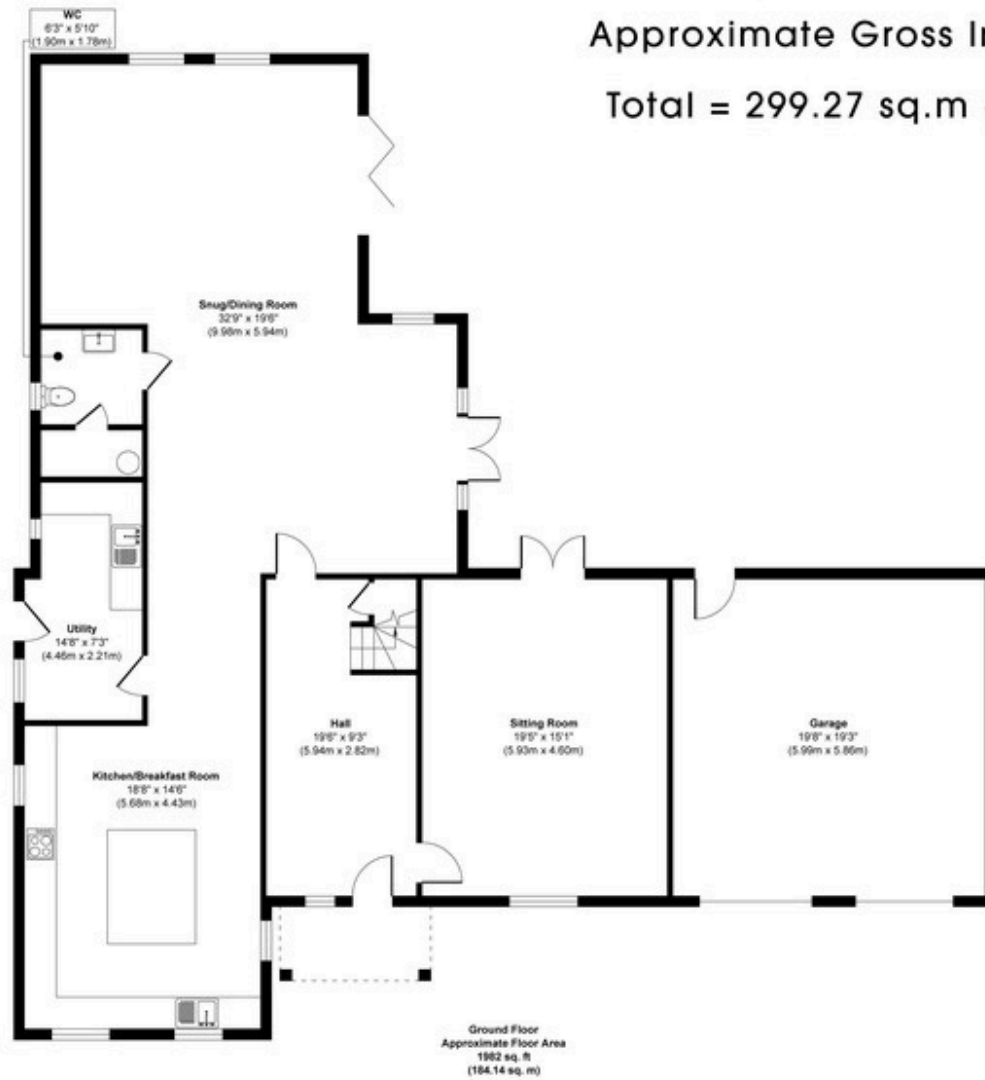
Freehold





Plot 2, High Street, Waltham on Wolds, Melton Mowbray LE14 4AH
Measurements are approximate, not to scale, for illustrative purposes only.

Plot 2 High Street, LE14 4AH
Approximate Gross Internal Area
Total = 299.27 sq.m (3,221sq.ft.)





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.