



## AB KETTLEBY

11A BELVOIR AVENUE, LE14 3HP

Offers around:  
**£299,950**  
 NO CHAIN

A very stylish newly built contemporary detached house situated on an avenue of established properties backing onto open countryside within this pretty village. Gas central heating (underfloor to Ground Floor), coloured upvc double glazed windows, large Hall, Cloakroom/w.c., Lounge with log burning stove, superb Open Plan Dining Kitchen with bi-fold doors and integrated appliances, Utility Room, three Bedrooms and stylish Bathroom with separate shower. Off-road parking and a generous sized rear garden with open views.

Viewing is strictly by appointment with the sole agents.

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

# Stylish new build



This stylish newly built three bedroom contemporary detached house is situated on the edge of this popular village within an avenue of existing established homes and backing onto open countryside with views for many miles. Ab Kettleby is just a short distance north of Melton Mowbray and is very convenient for access to Nottingham. There is a thriving village Primary School literally a few minutes' walk from the house along with Parish Church and Public House. All of the facilities are available close by in Melton Mowbray. The property has been built and finished to a very high standard using high quality fixtures and fittings throughout including coloured upvc double glazed windows and doors, gas fired central heating with underfloor heating to the Ground Floor, oak internal doors, quality Shaker-style Fitted Kitchen with white quartz work surfaces and island unit, integrated induction hob with extractor canopy above, electric split level oven, integrated full height fridge and separate freezer, dishwasher, bi-fold doors onto the garden and two electrically operated Velux roof lights, high quality sanitary ware to Cloakroom and Bathroom (the Bathroom has a vanity unit with wash basin, fitted mirror with LED lighting, w.c., bath, separate shower cubicle and LED downlighting), Karndean flooring to Hall, Kitchen, Utility Room and Bathroom and carpets to all other areas. Outside offers a block paved frontage with parking for two to three vehicles and to the rear is a generous garden having a patio area, lawns, mature trees and an open aspect onto countryside with views for many miles.



# Viewing highly recommended

## ACCOMMODATION

**ENTRANCE HALL** with grey composite door and double glazed side panel, staircase to First Floor with oak handrail and glass panels, Karndean flooring with underfloor heating and LED downlights.

**CLOAKROOM** with Karndean flooring and underfloor heating, w.c. with concealed cistern, vanity cupboard with wash basin and chrome mixer tap and tiled splashbacks.

**LOUNGE** having window to the front, underfloor heating, LED downlights, various power points, t.v. points and telephone point and feature multi fuel burning stove with stone tiled hearth and backcloth.

**LIVING/DINING KITCHEN:** This room is the main feature of this property having grey coloured bi-fold doors to the rear bringing the garden inside and two electrically operated Velux roof lights above. There is Karndean flooring with underfloor heating, stylish grey Shaker-style Fitted Kitchen with island units, white quartz work surfaces with underdrawn stainless steel sink and mixer tap. The island unit has an inset ceramic induction hob with a stylish extractor unit above, split level double oven, integrated dishwasher, integrated full height fridge and freezer, LED downlights and stylish pendant lighting and t.v. and power points for a wall mounted television. Door to:-

**UTILITY ROOM** having window to the side, Karndean flooring with underfloor heating, fitted base units with white high gloss covered fronts, work surfaces with stainless steel sink top, space and plumbing for appliances, LED downlights and extractor fan.

**FIRST FLOOR LANDING** having window to the side.

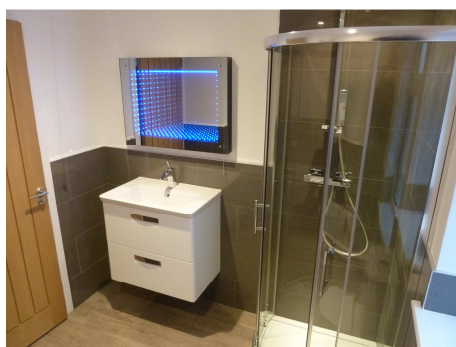
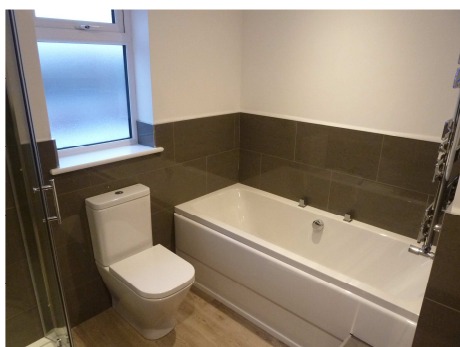
**BEDROOM ONE** having window to the front, radiator, LED downlights, t.v. point and recess for wardrobes.

**BEDROOM TWO** having window to the rear with views over the garden and countryside beyond, radiator, LED downlights, t.v. point and recess for wardrobes.

**BEDROOM THREE** having window to the rear, radiator, LED downlights, t.v. point, recess for wardrobe and loft access.

**BATHROOM** having window to the front, quality white suite comprising vanity unit with drawers and large wash basin above with waterfall-style mixer tap, fitted mirror above with LED lighting, w.c., bath, corner shower cubicle with large fixed shower head and hand shower, ceramic tiled splashback areas, Karndean flooring, chrome heated towel rail, LED downlights and extractor fan.

**OUTSIDE:** To the front of the property is a block paved frontage giving parking for at least two vehicles and side access with timber full height gate leading to a generous rear garden having a large patio area leading onto a lawn, two mature trees and timber fenced boundaries. The garden has a lovely west facing rear aspect over open countryside to enjoy the sunset.



## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

**TENURE:** Freehold, vacant possession upon completion.

**SERVICES:** Mains gas, electricity, water and drainage.

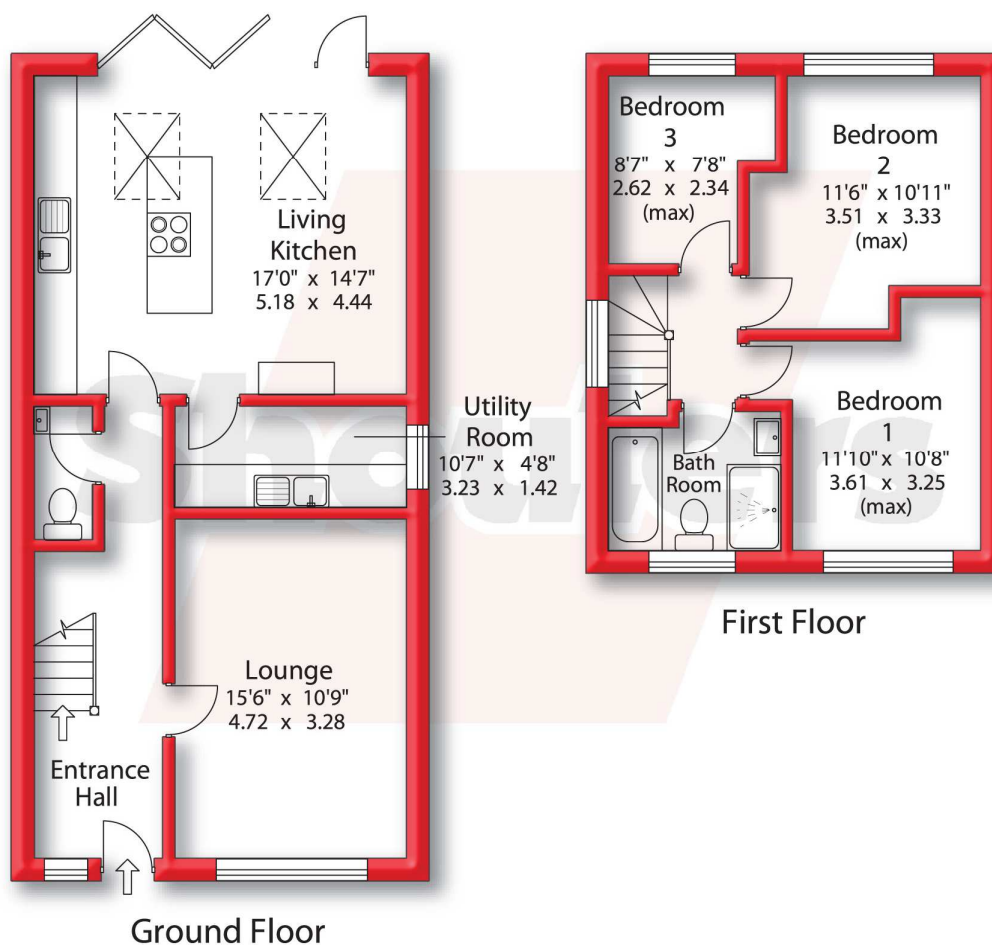
**COUNCIL TAX:** Melton Borough Council (01664) 502502.

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

**DIRECTIONS:** Leave Melton Mowbray via the A606 Nottingham Road and upon reaching the village of Ab Kettleby turn left into Wartnaby Road and eventually upon reaching the school on the right hand side Belvoir Avenue will be found on the left. No. 11a will be found approximately half way along on the right hand side.

## FLOOR PLAN

11A Belvoir Avenue.  
Approx Gross Floor Area = 1004 Sq. Feet  
= 93.07 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - [www.makingplans.com](http://www.makingplans.com)

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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.