Melton Lane,

Sutton Bonington, Leicestershire, LE12 5RQ

NEWTONFALLOWELL

HARTLEYS

Part of the NEWTONFALLOWELL Group

Melton Lane,
Sutton Bonington, Leicestershire, LE12 5RQ
£825,000

An incredible 'grand design', nestled on the fringes of the Leicestershire/Nottinghamshire countryside enjoying rolling field views, extensive gardens and a breathtaking interior. Large bright and airy rooms offer clean, contemporary lines with white washed walls and bi-fold doors across the entire rear of the property leading out onto an outdoor entertaining space.

The stunning 40ft living dining kitchen features vaulted ceilings and full height glass apex windows to both the front and rear elevations, this makes a fantastic space for all the family to gather with central island, AEG appliances and instant boiling Quooker style tap. Enter the home through the gallery hallway with oak and glass staircase and you are met with double doors into the rear facing lounge with zoned spot lighting and bi-folding doors. There is a versatile separate family room/study, ground floor shower room and utility. Four double bedrooms are situated over the ground and first floors three with en-suite facilities, the master to the ground floor with a luxurious four piece bathroom.

The quality specification is one of the finest examples of a grand design we have seen for some time, featuring Saloni tiling, underfloor heating and 'mood' spot lighting to the floors and ceilings. A sweeping gravel driveway provides extensive parking enjoying a mature Willow tree and space/planning permission for a detached double garage. Extensive rear gardens are laid to lawn with maturing trees, generous patio entertaining area leading out onto the lawn where halfway along is a detached home office/gym.

ACCOMMODATION

Composite oak effect contemporary front entrance door with high double glazed window adjacent leading to:

ENTRANCE HALLWAY

A highly impressive entrance to the property featuring striking stylish wall coverings and a solid oak and glass gallery style staircase to the first floor, vaulted ceiling and double glazed Velux windows. Three double glazed windows overlooking the driveway, Saloni ceramic tiled flooring with under floor heating and inset floor spot lights. Ceiling spot lights and cloaks cupboard.

SHOWER ROOM/W.C.

With a quality stylish three piece suite by Roca fully tiled with tiling from Saloni and under floor heating, a contemporary three piece suite comprising shower enclosure with glass shower screen and rain style shower head, low level w.c. with hidden cistern and vanity style wash hand basin, chrome heated towel radiator, ceiling spot lights and extractor.

LIVING DINING KITCHEN

43'2" (max) x 16'7" (13.16m (max) x 5.05m)

The centre piece of the home is this full length living dining kitchen with vaulted full height glazed apex windows to both the front and rear elevations overlooking the driveway and extensive gardens and the rear with bi-fold doors leading out into the patio entertaining area. There is space for a sofa collection and large dining table and a full integrated contemporary Symphony kitchen feature a bank of full height units and central island incorporating AEG stainless steel twin electric ovens and microwave. Integrated fridge and freezer, wine cooler, AEG three ring gas hob including a two ring induction facility and high level stainless steel discreet extractor with spot lights. Light grey marble work surfaces with inset stainless steel Blanco sink incorporating a Quooker style hot water tap, high vaulted ceiling with ceiling lights, ceramic tiled floor from Saloni incorporating under floor heating and inset spot lighting, Three double glazed Velux windows, double glazed side entrance door, solid oak double doors leading into the lounge and solid oak door leading to:

UTILITY ROOM

10'4" x 5'9" (3.15m x 1.75m)

A useful space for the family laundry with plumbing for automatic washing machine, space for tumble dryer, a range of base and eye level units. Roll top work surfaces, inset stainless steel sink unit with mixer bowl, ceiling spot lights, extractor, electricity consumer unit and continuation of the ceramic tiled floor with under floor heating.

LOUNGE

26'10" x 20'7" (8.18m x 6.27m)

An impressive bright and airy living space enjoying views of the extensive gardens with two sets of bi-fold doors leading out onto the patio entertaining area. With a partially vaulted ceiling and three double glazed Velux windows, zoned ceiling spot lights, ceramic tiled flooring from Saloni with under floor heating, wall up-lighters, brushed stainless steel sockets and switches. Two sets of solid oak double doors leading from the hallway and the living dining kitchen.

STUDY

15'1" x 9'10" (4.60m x 3.00m)

A versatile room lending itself to use as a study/home office, family room or occasional ground floor bedroom. With double glazed French doors leading out onto the frontage, ceramic tiled flooring from Saloni with under floor heating, ceiling spot lights, built-in double wardrobe and brushed stainless steel sockets and switches.

MASTER BEDROOM

18'3" x 18'6" (max) narrowing to 11'8" (5.56m x 5.64m (max) narrowing to 3.56m)

An impressive bright and airy double size bedroom enjoying views of the extensive gardens and with bi-fold doors leading out onto the patio entertaining area. With ceramic tiled flooring from Saloni incorporating under floor heating, ceiling spot lights, built-in double width wardrobe with hanging space and shelving. Door to:

EN-SUITE BATHROOM

11'8" x 8'0" (3.56m x 2.44m)

Featuring a quality stylish Roca four piece suite comprising free-standing curved edge bath with off tap mixer shower, low level w.c. with hidden cistern and push button control, vanity wash hand basin with deep drawer beneath, walk-in style shower enclosure with glass shower screen and drench style shower head. Tiled splashbacks, ceramic tiled floor from Saloni with under floor heating, ceiling spot lights, extractor fan, heated towel radiator and frosted double glazed window with shutters.

GUEST BEDROOM FOUR

11'4" x 8'10" (3.45m x 2.69m)

A double size bedroom with ceramic tiled flooring from Saloni with under floor heating, double glazed window and ceiling spot lights.

FIRST FLOOR LANDING

Featuring a solid oak and glass gallery style balustrade overlooking the impressive hallway and striking contemporary wall coverings and a vertical hung radiator.

BEDROOM TWO

16'4" x 15'7" (4.98m x 4.75m)

An impressive double size bedroom with four double glazed Velux windows and fitted blinds, ceiling spot lights, two contemporary radiators, storage to the roof void, stainless steel sockets and switches. Doors to the dressing room and en-suite.

DRESSING ROOM

8'2"(max) x 8'0" (max) (2.49m(max) x 2.44m (max))

A versatile space can be used as a dressing room or home work/study area with a double glazed Velux window and roof blind, chrome heated towel radiator and airing cupboard housing the Ideal gas central heating boiler and hot water cylinder.

EN-SUITE SHOWER ROOM

8'2" x 7'10" (2.49m x 2.39m)

An impressive, stylish fully tiled en-suite with a white three piece suite comprising corner shower enclosure with mixer shower and rain style shower head, low level w.c. with hidden cistern and vanity style wash hand basin. Ceramic tiled floor, chrome heated towel radiator, ceiling spot lights, extractor fan and double glazed Velux window.

BEDROOM THREE

20'10" x 11'5" (6.35m x 3.48m)

A third double size bedroom with two double glazed Velux windows and fitted blinds, ceiling spot lights, two contemporary radiators, brushed stainless steel sockets and switches. Door to:

EN-SUITE BATHROOM

11'5" x 7'6" (3.48m x 2.29m)

A stylish four piece en-suite bathroom featuring an oval free-standing bath, separate shower enclosure with rain style shower head and mixer shower. Low level w.c. with hidden cistern, vanity style wash hand basin, fully tiled walls, ceramic tiled floor, chrome heated towel radiator, ceiling spot lights, extractor fan and double glazed Velux window.

OUTSIDE

The property occupies this enviable very edge of village location with open countryside views to the front elevation and an excellent location for commuter links to Nottingham, Derby and Leicester, the M1 motorway network and Midland Mainline rail link. Set back from the road the contemporary styled home sits within its own grounds with a sweeping gravel driveway and extensive parking which leads to an area with planning permission for a detached double size garage, front lawn with mature Willow tree and access to either side of the property leading around to the rear. The extensive gardens feature a full width enclosed entertainment area with access through the bi-fold doors from the living dining kitchen, lounge and master bedroom out onto this space and solid oak gates onto the generous lawn which enjoys maturing trees and a high level of privacy.

HOME OFFICE / GYM

14'9" x 12'10" (4.50m x 3.91m)

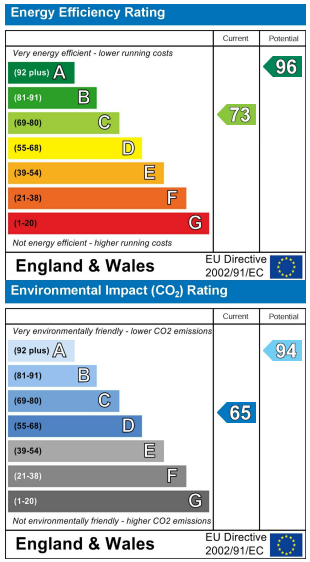
Situated half way along the lawn is the detached home office/gym space complete with bi-fold doors, underfloor heating, ceiling spot lightsand a great retreat away from the home. This room is fully alarmed and has the benefit of CCTV.

TO FIND THE PROPERTY

Proceed through Sutton Bonington along Park Lane, through Main Street and onto Marl Pitt Hill passing Nottingham University Sutton Bonington campuss where at the crossroads you should turn right onto Melton Lane. The property is situated approximately three quarters of the way along upon the right hand side identified by the Agents For Sale board.

SERVICES, TENURE AND COUNCIL TAX

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band E.



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