24 Main Street, Saltby, Melton Mowbray, LE14 4QW

£595,000

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24 Main Street
Saltby
Melton Mowbray
LE14 4QW

A rare opportunity to acquire this spacious detached four bedroom bespoke built residence located in the highly sought after village of Saltby in the Vale of Belvoir.

This unique architecturally designed property was built in 2008 and is located down a private driveway set back from the road overlooking mature trees to the rear.

The property benefits from high quality fixtures and fittings throughout to include solid oak flooring and doors, timber double glazing, velux windows, multi fuel stove and under floor heating to the ground floor. The house is heated via an oil fired heating system. The property also benefits from an elevated living area which offers fantastic views over the rear garden.

The accommodation briefly comprises an entrance hall, cloakroom/w.c., lounge, kitchen/diner, utility room, four double bedrooms (one located upstairs), one with en-suite, and a family bathroom. Outside there is ample off-street parking for over six cars to a gravelled driveway and to the rear a lawned garden with patio area and a timber summer house.

Saltby is a popular village with a local public house and offers good road links to both Grantham, Stamford, Melton and the A1.

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Sitting Room

Kitchen

SUMMARY

ENTRANCE HALL with radiator and stairs to first floor and ground floor bedrooms with solid oak flooring.

CLOAKROOM/W.C. with white suite comprising wash basins and w.c., and radiator.

KITCHEN/DINING ROOM : a fitted kitchen comprising of a range of wall and base units, laminate work surfaces, composite sink and drainer, integrated dishwasher and microwave, integrated electric induction hob, integrated electric oven, stainless steel extractor fan, large freestanding fridge freezer, kitchen island, radiator, tiled splashbacks, tiled flooring, velux windows, and oak doors leading to decked balcony area with steps to the garden.

LOUNGE : a spacious room with multi fuel stove, oak flooring, radiators and Juliette balcony overlooking the garden.

DOUBLE BEDROOM : a double bedroom with built-in wardrobes, tiled flooring with under floor heating, door to block paved courtyard area, and door to ENSUITE with white suite comprising wash basin, w.c. and walk in shower cubicle with mixer shower, heated towel rail and tiled flooring with under floor heating.

DOUBLE BEDROOM : with a built-in wardrobe and tiled flooring with under floor heating.

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DOUBLE BEDROOM/STUDY : an upstairs room with store cupboard.

BATHROOM with white suite comprising wash basin, w.c. walk in shower enclosure, and bath, heated towel rail, tiled splashbacks and tiled flooring.

LOWER FLOOR HALLWAY with an under stairs storage cupboard, further storage cupboard, and an airing cupboard housing hot water tank and floor mounted oil-fired boiler.

UTILITY ROOM with base unit, stainless steel sink and drainer unit as set in roll top laminate work surface, space for washing machine, storage cupboard, tiled flooring and door to garden.

OUTSIDE : To the front there is a private driveway with ample parking for several vehicles with access to the rear garden. The rear garden is mainly laid to lawn with a block paved patio area, with beds of mature shrubs and trees. There is a wood store and timber summer house and a further small courtyard area to the lower level.

Office

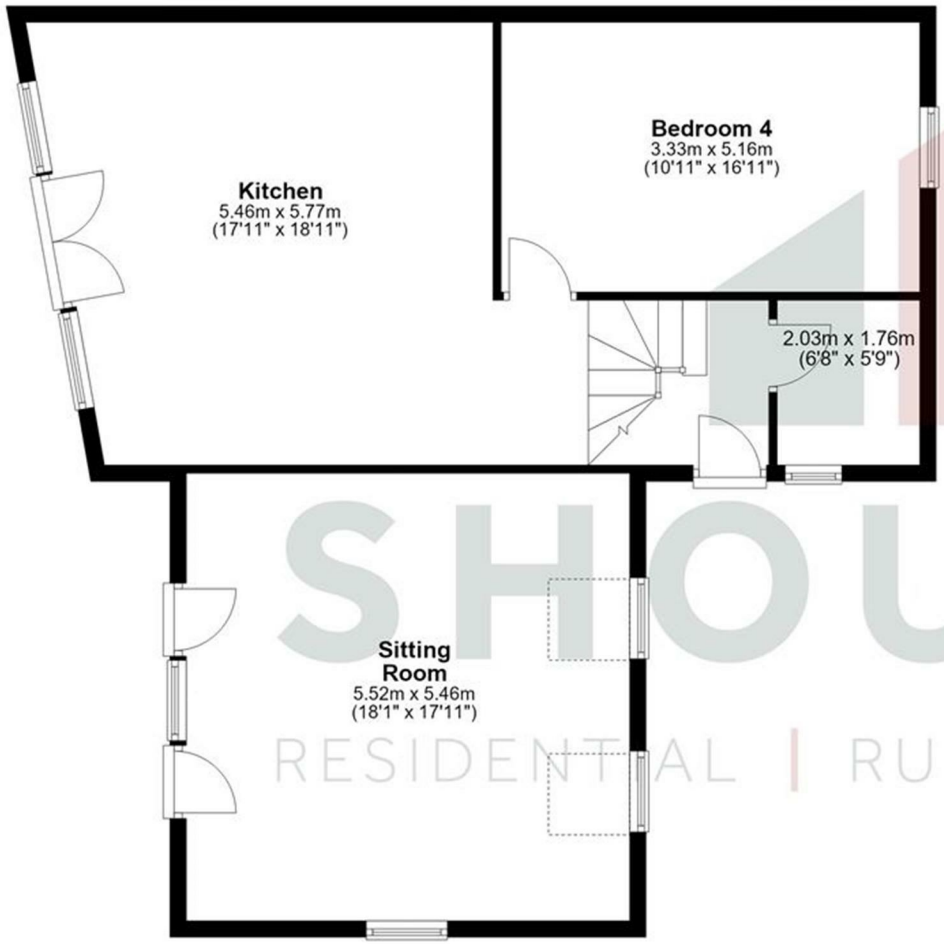
Bedroom 1

Utility Room

Bathroom

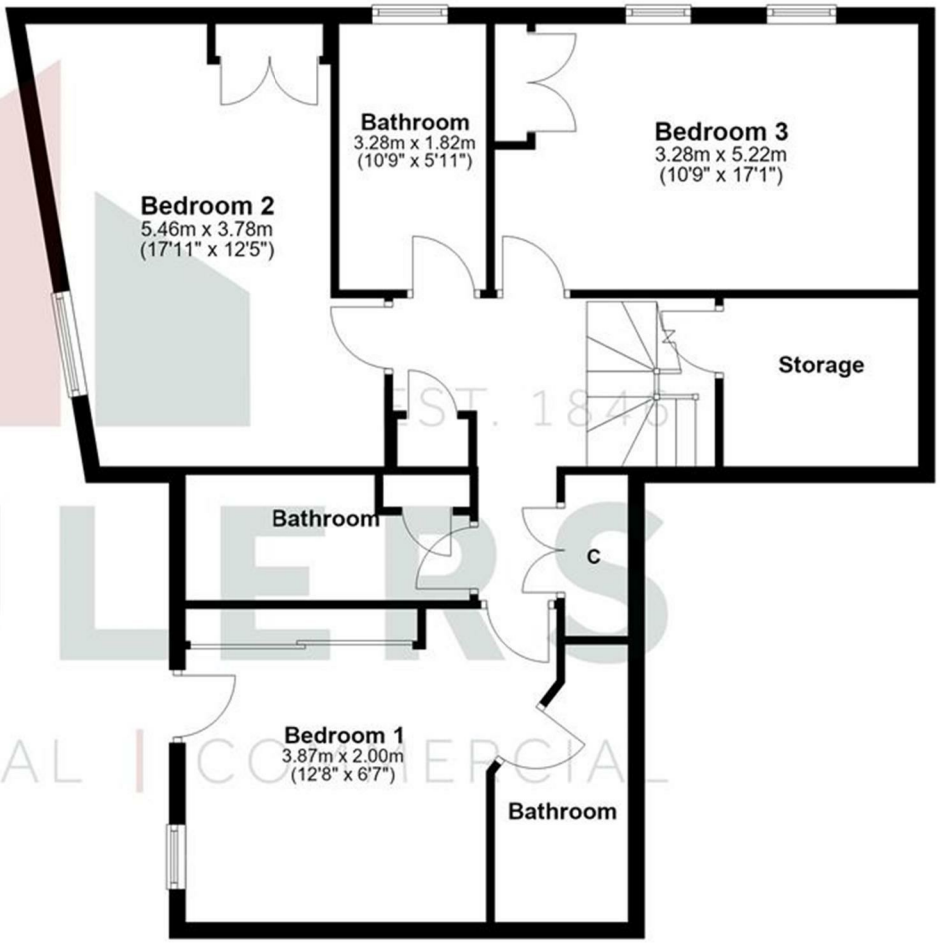
First Floor

Approx. 88.2 sq. metres (949.1 sq. feet)



Ground Floor

Approx. 88.3 sq. metres (950.5 sq. feet)



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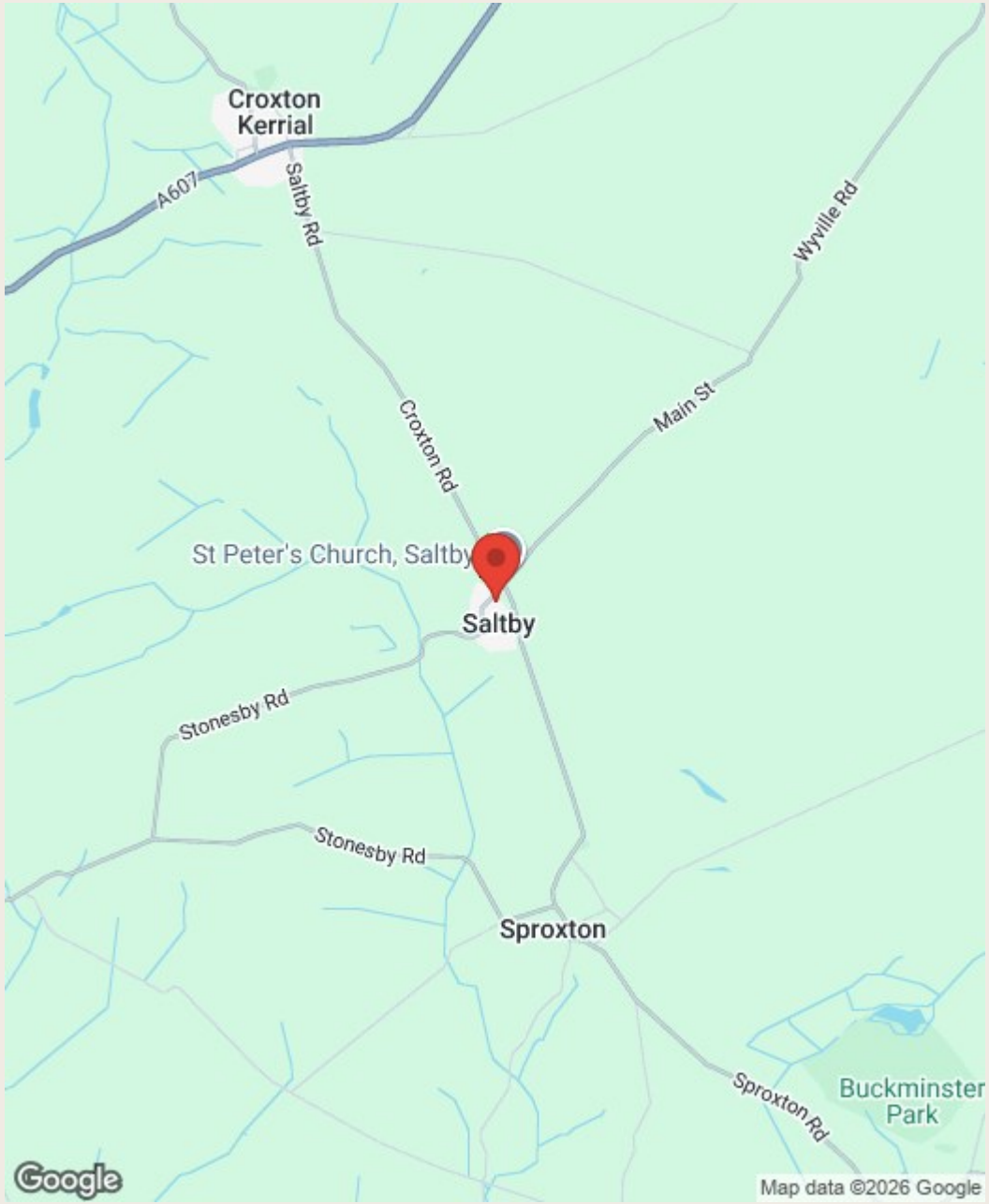

- UNIQUE DETACHED RESIDENCE
- SOUGHT AFTER VILLAGE
- FOUR BEDROOMS
- OIL FIRED HEATING & TIMBER DOUBLE GLAZING
- UNDER FLOOR HEATING TO GROUND FLOOR
- PRIVATE REAR GARDEN
- LARGE SITTING ROOM WITH STOVE
- DINING KITCHEN WITH BALCONY OVERLOOKING GARDEN
- AMPLE OFF ROAD PARKING VIA PRIVATE DRIVEWAY
- ENSUITE

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