



Gillet Drive, Waltham on the Wolds  
Offers Over £310,000







High specification detached family home situated on the edge of this desirable countryside village and occupying a fantastic position within this development. Boasting a naturally light interior, bedrooms with countryside views and underfloor heating to the ground floor, this detached family home is sure to impress.

Waltham on the Wolds is a desirable village situated approximately 5 miles northwest of Melton Mowbray's town centre. The village is well-serviced, of note there is a popular deli, village pub 'The Royal Horseshoes Inn', Primary School and Post Office.

The ground floor accommodation is bright and airy, there is underfloor heating to the ground floor with three thermostatic control zones. The kitchen is well-equipped with high specification appliances, NEFF 'slide and hide' single oven (space to install a double oven available), induction hob and integrated fridge freezer.

There is a handy utility room, currently housing a washing machine and tumble dryer. Further to the ground floor, the living room benefits from three windows and is abundant with natural light. There is a downstairs WC located off the hallway.

The first-floor landing benefits from new panelling installed by the current owners; a striking focal point. There are three bedrooms, two double in size and a generous third bedroom. All bedrooms have fantastic views of rolling countryside and are naturally light. Bedroom one has built in storage and a high specification en-suite with porcelain tiles and flooring, as is the main bathroom.







Externally, the property benefits from a southerly facing rear garden, which provides access to the garage, the current vendors have added a laurel and trees to the back. The air source heat pump is situated on the patio.

Mains electricity and water. Air source heat pump (no gas to the village)

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

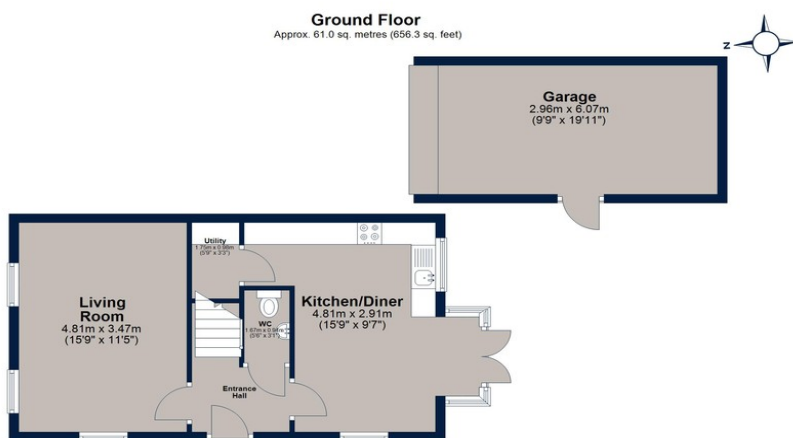
No maintenance fees payable







# Gillet Drive, Waltham-on The Wolds



Total area: approx. 102.1 sq. metres (1098.5 sq. feet)



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 107 A     |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements