



 SPREY
PROPERTY

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Windsor Road, Waltham on the Wolds
Offers In Excess Of £595,000





Turn the key and move straight in!

This exceptional detached residence combines generous family living with flexible space for business, home working, or multi-generational living — all set within a peaceful private cul-de-sac.

With **no onward chain**, the home can be sold fully furnished (fixtures, fittings and furniture negotiable), offering a genuine turnkey opportunity.

Designed for modern, sustainable living, the property features an oversized **22-panel solar array generating 10kW**, supported by battery storage, making it effectively carbon neutral across the year. Heating is provided by a **Mitsubishi air source heat pump** (Hive app-controlled), zoned across four areas for maximum efficiency. Two additional air conditioning units in the extension offer rapid heating or cooling, controlled via the MelCloud app.

Owned and cared for by the same family for nearly 40 years, this executive home extends to over **2,300 sq. ft.** across two wings. The **original 1973 house** forms the family hub, while the **1997 extension** provides versatile rooms perfect as additional bedrooms, a large office, or media/hobby spaces.

Highlights include:

- **Near neutral running costs** from oversized solar array and air source heat pump and an Energy Performance Rating of C





- Welcoming entrance hall leading to all principal ground floor rooms
- Large living room with open fireplace designed in Scandinavian style to store and radiate heat
- Formal dining room with sliding doors to the decked garden area (ideal as a music/snug/hobby room)
- Spacious dining kitchen with double oven, electric hob, fridge, freezer, dishwasher and ample storage
- Modern utility room with garden access and laundry appliances
- Ground floor shower room plus two further bathrooms upstairs, including en-suite to main bedroom

Upstairs, the **main bedroom** boasts fitted wardrobes, drawers, a safe and a stylish en-suite. Three further bedrooms sit within this wing (two doubles, one single), with a family bathroom serving them. A separate staircase leads to the **extension wing**, offering a fifth bedroom/playroom (with basin), a media/hobby room, and a substantial office/study.

Externally, the home sits on a beautifully landscaped plot:







- Mature rear garden with lawns, patios, decked fishpond, greenhouse and vegetable beds
- Frontage with parking for up to **six cars**
- Double garage fitted with **7kW MyEnergi EV charger** and a **Workshop and brick-built shed**, adding useful and practical value
- Attractive lawned front garden with established trees

This rare Waltham home offers the perfect blend of comfort, versatility, and sustainability — a substantial, future-ready family residence where you really can just **turn the key and move in**.

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

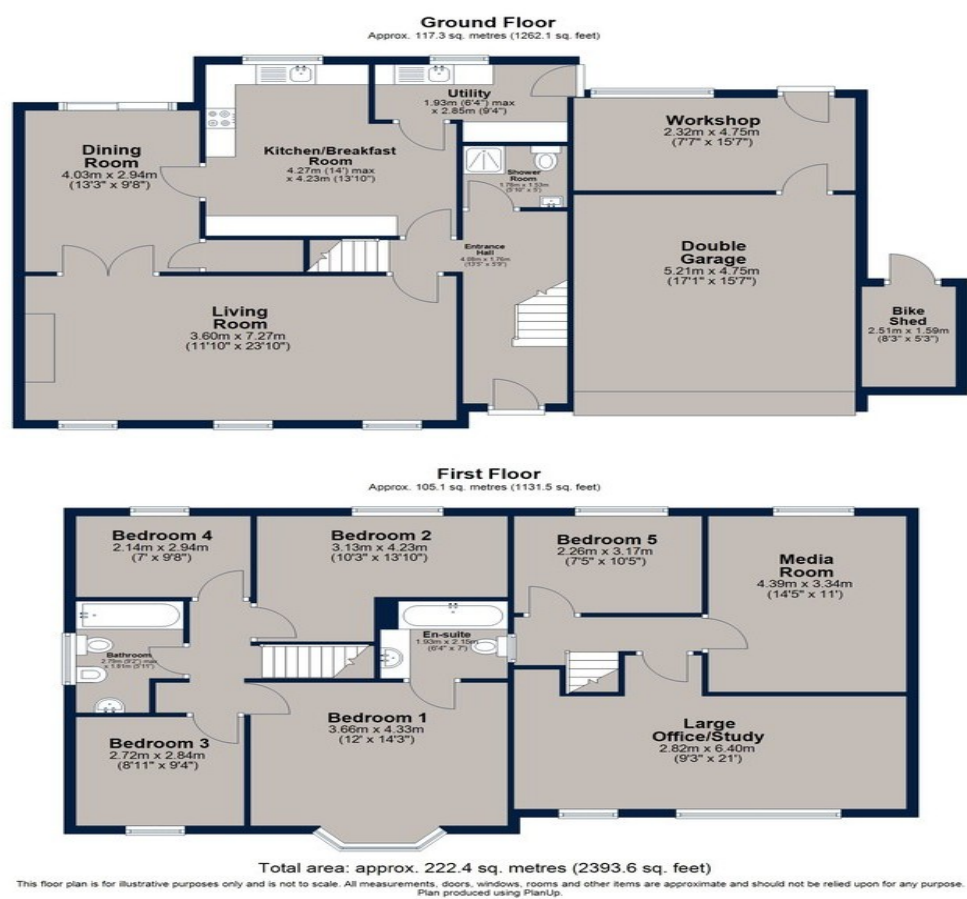
Heating: Air Source & Solid Fuel (powered by solar array with battery)

Mains water, sewerage and electricity





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Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Waltham on the Wolds is a desirable village situated approximately 5 miles north west of Melton Mowbray and 10 miles south west of Grantham, providing smooth commuting to the A1. The village is well-served, of note there is a popular deli, village pub 'The Royal Horseshoes Inn', Ofsted rated 'Good' Primary School and Post Office. Rail links to London Kings Cross are available from Grantham in c. 1 hour.

