



SPREY  
PROPERTY



Windsor Road, Waltham on the Wolds

£635,000





Families looking to combine extensive living dimensions with considerable and separate space to operate a business from, work from home, or accommodate multi-generational living, this versatile detached home located within a quiet cul-de-sac ticks these boxes.

Offered to market with no onward chain, this home can be supplied with all fixtures, fittings and furniture (to be discussed during the offer process). The home comes with an oversized solar array of 22 solar panels generating a total of 10kW, making the house effectively carbon neutral over a full year.

Owned by the current family for circa. 40 years, this executive residence offers just over 2,300 square feet of accommodation over two floors. The "left wing" of the floorplan is the original family home, built in 1973, has been set up and well-equipped for family and domestic life, whilst the "right wing" of the floorplan was added in 1997, comprised of two rooms (which could be bedrooms), plus a large study or office. There are two air conditioning units within this wing of the home providing rapid temperature control to cool or heat.

The welcoming entrance hall leads to all principal rooms of the ground floor. The dining kitchen is well-equipped with double oven, an electric hob, dishwasher, fridge and freezer and a handy bank of drawers - a well-proportioned room overlooking the rear garden and allowing comfortable space for a dining table.

Located off of the dining kitchen, the modern utility provides rear garden access and homes the washing machine, tumble dryer and the main control for the heating (Air Source Heat Pump).





The heating can be controlled via the Hive app and is split into four independent zones with each radiator having their own thermostatic valves.

Neutrally decorated formal dining room with sliding doors to the rear garden onto a decked area, with potential to be used as a music room, hobbies room or snug.

The living room boasts capacious dimensions offering three attractive windows to the front elevation. This neutrally decorated room benefits from an open fireplace, designed with Scandinavian principles and composed of brick and concrete to act as a great store of heat.

Downstairs shower room with electric shower, WC and sink basin.

Stairs rise to the first floor offering three generous double rooms plus a good sized single - bedrooms two and four overlooking the rear garden. Bedroom three benefits from a heavy duty built-in bed with storage underneath and a handy chest of drawers, serving contemporaneously as a handy desk space for study.

Impressive main bedroom with built in cabinetry to include wardrobes, drawers, and even a filing cabinet and safe. The en-suite features a splendid bath with tiled paneling with handheld hose shower, vanity storage, sink basin with mixer tap and WC. Family bathroom comprised of a four-piece suite to include low flush WC, bath, bidet, and pedestal wash basin.







Stairs rise from the hallway to the extension (or "right wing") to comprise of bedroom five/playroom (benefitting from a sink basin), media room/hobbies room and a large office/study. The large office/study and media room each have individual air conditioning units to cool or heat the home and can be controlled via the MelCloud app. An efficient way of heating and has proven to be lower in cost to heat this side of the home.

This home is set on a desirable plot within a private cul-de-sac. Offering a substantial, beautifully maintained rear garden which has been well designed with a variety of sections. There is a generous paved patio area with ample space for a patio table and chairs, decked area with fishpond. The lawn is surrounded by a host of well-established hedges, trees and bedding plants. For budding horticulturalists, there is a greenhouse and space for growing vegetables. The Mitsubishi Air Source Heat Pump is located within the rear garden and is operable via app as well.

The frontage of the home offers parking for six up to six cars, access to the double garage housing 7kW MyEnergi EV Charger and a generous lawned area with mature trees.

A very rare find within Waltham and on the open market to comfortably combine family life and working from home, with the opportunity to turn the key and move in straight away.

Tenure: Freehold

Air Source and Solid Fuel Heating, Powered from Large Solar Array with Battery, Mains' Water, Sewerage and Electric

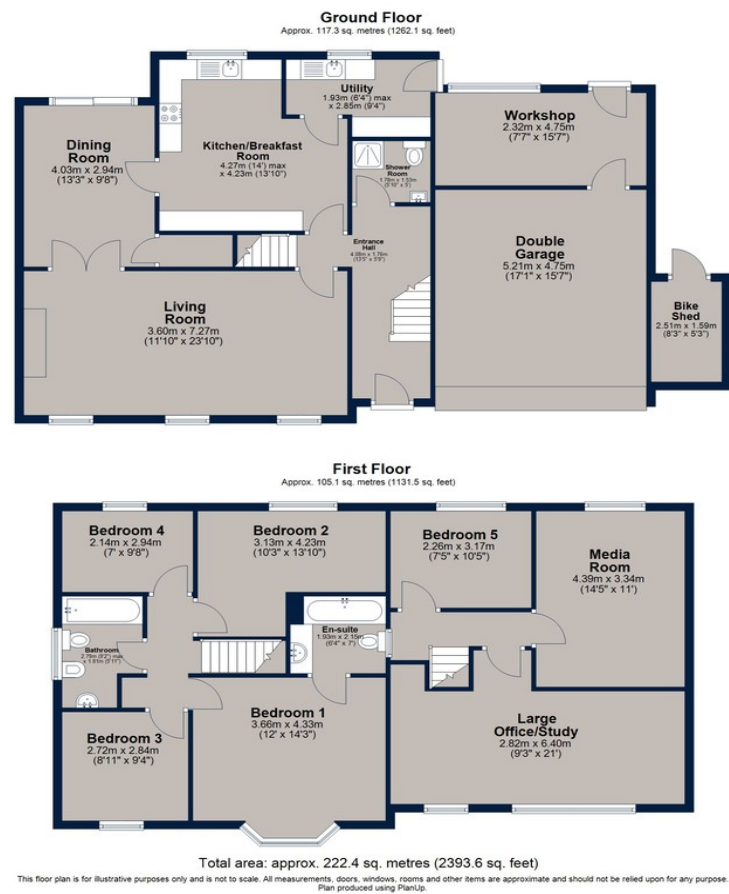
Council Tax Band: E

EPC Rating: C





# Windsor Road, Waltham on the Wolds



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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.

