



Guide Price £630,000- £650,000 | Freehold
Greenfield Close, Waltham On The Wolds, LE14 4DG





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- Beautifully presented detached family home
 - Sought-after location in Waltham on the Wolds
 - Four well-proportioned bedrooms
 - Principal bedroom with walk-in wardrobe and en-suite
 - Bedroom Two with en-suite shower room
 - Family bathroom with bath and separate shower
 - Separate living room
 - Open-plan kitchen, dining and living area
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Situated in the highly sought-after village of Waltham on the Wolds, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, finished to a high standard throughout and perfectly suited to modern family living.

The property is entered via a welcoming entrance hall, which incorporates a useful study area, ideal for those working from home.

The ground floor further benefits from a downstairs WC, a separate living room providing a cosy retreat, and an impressive open-plan kitchen, dining and family space which forms the heart of the home.

The contemporary kitchen is fitted with a range of integrated Neff appliances, complemented by a breakfast bar, ample storage, and a separate utility room.

Underfloor heating throughout parts of the ground floor adds a luxurious touch while ensuring year-round comfort and efficiency.



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Large doors and windows allow natural light to flood the living spaces and provide a seamless connection to the garden.

To the first floor, the property offers four generously sized bedrooms.

The principal suite enjoys a walk-in wardrobe and a stylish en-suite shower room, while Bedroom Two also benefits from its own en-suite facilities, making it ideal for guests or older children.

Bedrooms Three and Four are served by a well-appointed family bathroom featuring both a bath and separate shower enclosure.

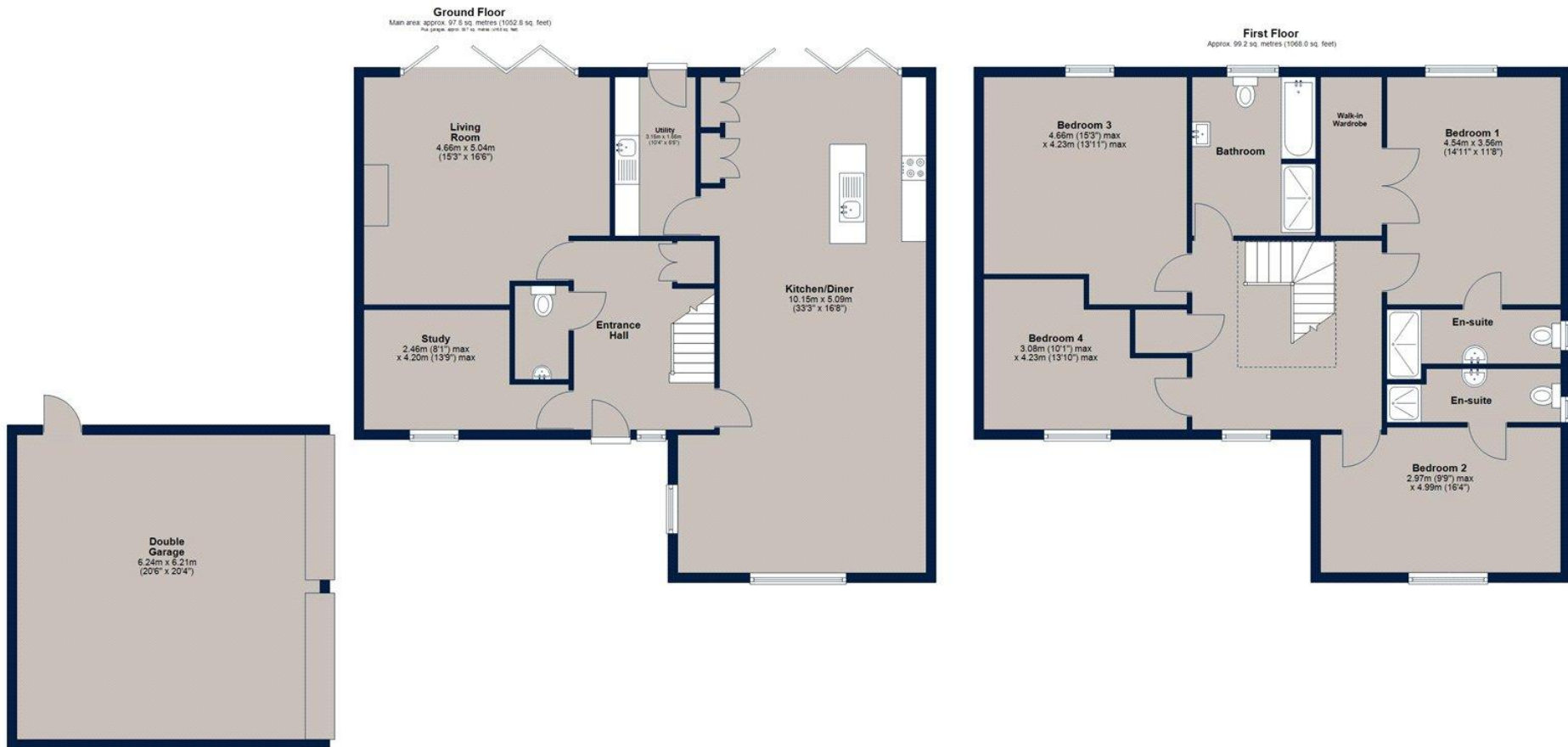
Externally, the property continues to impress with a double garage and a substantial driveway providing off-road parking for up to four vehicles.

The landscaped rear garden has been thoughtfully designed to create a private outdoor haven, featuring a patio area and multiple seating spaces ideal for entertaining, al fresco dining, or simply relaxing.

Waltham on the Wolds is a highly regarded Leicestershire village known for its strong sense of community, attractive countryside surroundings, and excellent local amenities.

The village offers convenient access to Melton Mowbray, as well as excellent transport links to Leicester, Nottingham and the surrounding areas, making it an ideal location for both families and commuters alike.





Main area: Approx. 197.0 sq. metres (2120.8 sq. feet)

Plus garage: approx. 38.7 sq. metres (416.8 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by MPhoto. www.m-photo.pro
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Key Information

Local Authority – Melton Borough Council

Council Tax Band - G

Tenure - Freehold

EPC Rating - C

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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