



## OVAL WAY, NETHER BROUGHTON

Asking Price Of £570,000

Four Bedrooms

Freehold

DETACHED DORMER BUNGALOW

EV CHARGER/DRIVEWAY

LOW MAINTENANCE GARDEN

GOOD COMMUTER LINKS

DOUBLE GARAGE

FOUR BEDROOMS

LOCAL SCHOOLS NEARBY

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND E

01664 566258

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This beautifully presented four- bedroom detached dormer bungalow enjoys a pleasant position in the sought- after village of Nether Broughton. The village offers a peaceful rural setting while remaining conveniently placed for Melton Mowbray and neighbouring towns, with excellent road links to Oakham, Grantham, Nottingham and Leicester. Nether Broughton benefits from a range of local amenities including a well- regarded primary school, village hall, church and a traditional public house, making it an ideal location for families and those seeking village living with easy access to wider transport connections.

The accommodation on offer comprises: Entrance hall, lounge, kitchen diner, cloakroom and two bedrooms both ensuite to the ground floor which features under-floor heating. Two further bedrooms and a four piece, Jack and Jill bathroom to the first floor. Outside the property benefits from ample off road parking, EV charger, double garage and landscaped low maintenance gardens.

**OUTSIDE** Externally, the property enjoys a well-maintained garden designed for ease of maintenance, featuring a combination of paved patio areas and cobbled pathways that create attractive seating and entertaining spaces. To the front, there is ample driveway parking leading to a detached double garage, providing excellent storage and vehicle space. The property is further enhanced by a fitted EV charging point, offering added convenience for electric vehicle owners.

**ENTRANCE HALL** Part glazed door into the welcoming entrance hall, having stairs rising to the first floor, under stairs storage cupboard, laminate wood flooring and oak doors off to:

**LOUNGE** 10' 9" x 15' 2" (3.29m x 4.63m) Having a front facing window fitted with shutters for privacy, feature fireplace inset with a log burner, TV aerial point, two light fittings and laminate wood flooring.

**KITCHEN/DINER** A generous space with a skylight, window over looking the garden and bi-fold doors to the patio making a great light airy space for entertaining. Fitted with a modern range of wall, base and drawer units topped with work surfaces with marble splash backs, under mount sink with mixer tap over. Integrated appliances comprise a washer dryer, fridge, freezer, dishwasher, eye level double oven and grill and a gas hob with extractor over. Ceramic tiled flooring throughout and LED lighting finish the space.

**BEDROOM ONE** 9' 4" x 12' 1" (2.86m x 3.69m) Having a window fitted with shutters for privacy, fitted slide robes, laminate wood flooring and a door to the ensuite shower room.

**ENSUITE** 6' 11" x 8' 11" (2.11m x 2.73m) Comprising of a large walk-in shower cubicle, dual flush WC, vanity unit wash hand basin and a heated towel rail. Window fitted with shutters for privacy, fully tiled walls and flooring.

**BEDROOM TWO** 12' 11" x 9' 3" (3.94m x 2.84m) Front facing window fitted with shutters for privacy, fitted wardrobes, TV aerial point, laminate wood flooring and a door to the ensuite shower room.

**ENSUITE** 6' 5" x 5' 2" (1.97m x 1.6m) Comprising of a shower cubicle, dual flush WC, wall mounted wash hand basin and a heated towel rail. Window fitted with shutters for privacy, fully tiled walls and flooring.

**CLOAKROOM** 3' 0" x 6' 5" (.92m x 1.98m) Comprising a dual flush WC and wash hand basin.

**LANDING** Having a Velux window allowing natural light to filter through, cupboard housing the hot water cylinder, carpet flooring and oak doors off to:

**BEDROOM THREE** 16' 7" x 16' 9" (5.06m x 5.11m) A generous double room having a front facing dormer window fitted with shutters for privacy, radiator, carpet flooring and a door to the Jack and Jill bathroom.

**JACK AND JILL BATHROOM** Comprising of a panel bath, double walk-in shower cubicle, wall mounted wash hand basin, dual flush WC and a heated towel rail. Rear facing window fitted with shutters for privacy, electric shaver point, part tiled walls and flooring.

**BEDROOM FOUR** 11' 0" x 14' 0" (3.36m x 4.29m) Currently used as a hobby room having two Velux windows with open countryside views, radiator and carpet flooring.

**SOLAR PANELS** The solar panels on this property are owned and only heat the water for the property. Please ask for further details.

**AGENTS NOTE** TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middleton's, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

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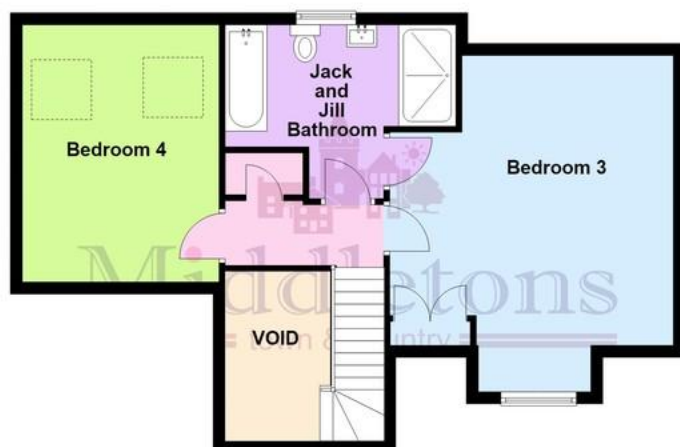




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            | 92        |
| (81-91) <b>B</b>                            | 85                         |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.