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£425,000

King Street, Nether Broughton



KING STREET, NETHER BROUGHTON

Benjamins are pleased to present this good sized FOUR BEDROOM detached character family home believed to have been originally constructed circa 1700/1800s having had a thatch roof, now a slate roof. The property has retained many original features throughout and has replacement latch doors, UPVC double glazing & oil-fired central heating.

The property set over two floors briefly comprises; Large entrance hallway, study, downstairs WC, lounge with feature inglenook fireplace containing log burner, second sitting room/dining room, dining kitchen, utility room & pantry, first floor landing giving access to four good sized bedrooms and refitted family bathroom. Outside, the property has front and rear gardens and generous off-road parking to the rear.





- Four Bedroom Detached Character Property
- NO CHAIN
- Sought After Village Location
- Oil Fired Central Heating
- Double Glazing
- Four Double Bedrooms
- Off Road Parking
- Utility Room & Downstairs WC

4 Bedrooms / 2 Bathrooms / 2 Receptions

£425,000



Summary

Entrance Hallway 4.14m (13'7") x 2.08m (6'10")

An impressively sized entrance hallway with decorative spindle and bannister staircase rising to the first floor landing, double glazed window and door to the front aspect, feature latch timber doors giving access to the following:

Study 1.83m (6'0") x 1.83m (6'0")

With window to the rear elevation and wood laminate flooring.

Downstairs WC

With a two-piece suite comprising low level flush WC, wall mounted wash hand basin with hot and cold tap, extractor fan and wood laminate flooring.

Lounge 4.62m (15'2") x 4.01m (13'2")

There is a window to the front aspect and ample space for living room furniture, wall lighting. An impressive living room with a feature inglenook fireplace with inset log burner surrounded by exposed brick chimney breast with stone hearth and inglenook window to the side and access into the kitchen diner.

Second Sitting Room / Dining Room / 3.38m (11'1") x 3.89m (12'9")

A feature character room with window to the front aspect, feature exposed timber beam, open fireplace with decorative brick surround and tiled hearth and fitted shelving to the alcoves.

Dining Kitchen 4.32m (14'2") x 3.96m (13'0")

A large dining kitchen with a range of contemporary wall and base mounted utility units finished in a shaker style laminate frontage with contrasting laminate roll edge worktops and tiled splashbacks, electric four ring Neff hob with canopy extractor above, Neff electric double oven and integrated fridge and integrated full sized dishwasher. There is also an acrylic sink unit and drainer with hot and cold mixer above, window to the side and rear aspect, tiled flooring which runs through into the utility room and there is also exposed feature timber beams with recessed ceiling spotlighting. The latch door leads through to the utility room.

Utility Room 1.78m (5'10") x 4.29m (14'1")

A generously proportioned utility room with window and double glazed door to the side aspect, range of storage units with stainless steel sink unit and drainer, floor mounted oil fired central heating boiler, space and plumbing for washing machine, spotlights, latch door into the pantry.

Pantry

Door from the utility room into the pantry storage



First Floor Landing

Stairs from the hallway to the first-floor landing area, doors to all rooms, fitted shelving and velux skylight window.

Family Bathroom 3.38m (11' 1") x 2.24m (7' 4")

Fitted with a contemporary three piece suite comprising low level WC, wash hand basin with storage beneath, bath with mixer power shower over, extractor fan, heated towel rail, tiled flooring, ceiling spotlights, cupboard housing hot water cylinder and shelving & window to the side aspect.

Bedroom One 3.80m (12' 6") x 4.34m (14' 3")

Window to the rear aspect and velux window to the side, wash hand basin, radiator, ceiling light fitting & carpet to floor.

Bedroom Two

Window to the front & side aspect, large walk in storage cupboard, radiator, ceiling light fitting & carpet to floor.

Bedroom Three

Window to the front & side aspect, radiator, pendant ceiling light fitting & carpet to floor.

Bedroom Four

Window to the front aspect, radiator, ceiling light fitting & carpet to floor.

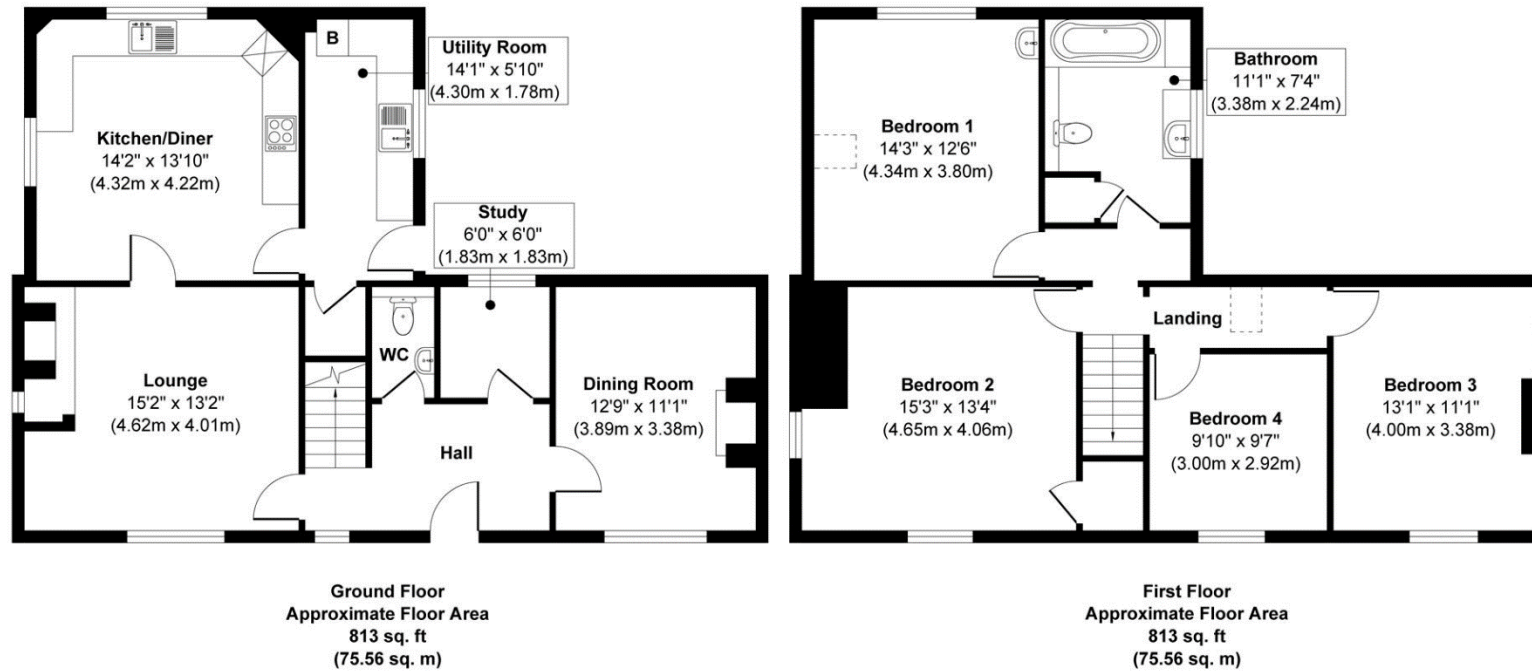
Outside

The rear garden has a substantial paved and pebble covered area for off road parking which is accessed via the timber gate. There is a pathway leading to the lawned area, timber shed and attractive timber outdoor summer house. There is exterior outside tap and lighting.

The property has a rendered facade with a slate tiled roof, gated access to the front door and access gate to the right into the rear garden of the property.

Floorplan

King Street, Nether Broughton, Melton Mowbray



Approx. Gross Internal Floor Area 1626 sq. ft / 151.12 sq. m

Produced by Elements Property

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