



## 5 bed semi-detached house to buy in LE14

14 Wartnaby Road, Ab Kettleby, Melton Mowbray, Leicestershire, LE14 3JJ

**£610,000** Starting Bid

 x 5  x 3  x 3

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Five Bedroomed, Three Storey Period Residence
- ✓ Lounge, Sitting Room, Playroom, Dining Room, Home Office, Magnificent Living/Dining Kitchen, Utility/Cloakroom, Laundry Room

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*For sale by Secure Sale Online Bidding\*\***

Terms and Conditions apply

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A most deceptive five bedroomed, period residence offering flexible and extensive accommodation on a plot extending to 1 acre with various stable and outbuildings, offering increased potential with extension of the existing accommodation or into other uses. The property lies in a conservation area retaining many original character features, having been further enhanced in a contemporary style. The accommodation comprises hallway, lounge, sitting room/playroom, dining room with stairs to first floor bedroom five, magnificent refitted open-plan living/dining kitchen with integrated range cooker, cellar storage, rear hallway leading to utility/cloakroom, further laundry room (currently used for home brewing) with access door to one of the many outbuildings. From the inner hallway a separate second stairs leads to other rooms for general modernisation which could be a sixth bedroom and en-suite if required. The main stairs leads to a split-level landing which gives access to three double bedrooms, bathroom and shower room, further return staircase to second floor leading to bedroom four. Outside is a brick paved extensive driveway (with access to 14b) with car standing for at least six vehicles, four/five stable outbuildings offering various uses with further open storage area with steps to the rear gardens and paddock. To the back of the property are formal gardens with ornamental walls, flagstone patios and lawns with stocked borders. There are extensive top gardens and paddock with potential equestrian use, double fronted tractor shed and lean-to storage. Early inspection required to fully appreciate the quality of the existing accommodation and internal character, together with further huge potential to form other customised accommodation if required.

Location

Ab Kettleby is an unspoilt village situated just off the Melton to Nottingham Road. The village offers an active primary school and pub with more extensive facilities available at nearby Melton Mowbray. Direct access can be gained from Ab Kettleby across to Six Hills and onwards to Loughborough and Leicester.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under traditional (Modern) or unconditional (Traditional) auction terms of overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti (truncated)

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £610,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

Having a uPVC double glazed front door, stairs rising to the first floor, Minton tiled flooring, internal pine panelled original door leading through to:

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## Lounge

With multi-paned double glazed bay window to front elevation, window seat and storage under, exposed tongue and groove floorboarding, exposed beamed ceiling, original sandstone feature wall, floor to ceiling brick feature fireplace with inset log burning stove, display shelving to the side with concealed lighting and two double fronted store cupboards under, wall lights, dimmer switch control and access into:

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## Sitting Room/Playroom

With multi-paned double glazed windows to front and double glazed window to side, Minster style feature fireplace, radiator and wall lights.

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## Dining Room

Having quarry tiled flooring, double glazed windows to the front, feature pine window seat, exposed brickwork to walls, exposed beamed ceilings, recessed bar area with light and wine cooler fridge under and pine panelled top over. There is a floor to ceiling brick feature fireplace with inset log burning stove with timber mantel, further original storage cupboard. There is a latch door with stairs rising to:

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## Bedroom Five

With multi-paned double glazed windows to the rear, radiator and latch cottage door.

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## Magnificent Refitted Living/Dining Kitchen

Having a range of base cupboards and drawers, wall units over, concealed lighting over and under the units, Quartz worktops, two white sinks with swan mixer taps, built-in gas seven burner Belling stove with ovens and grill under, extractor hood and lighting, integrated dishwasher, timber mantel, exposed beamed ceilings with trusses, split stable multi-paned back door to the formal walled gardens and double glazed windows, recessed storage cupboard under the stairwell with original latch door, spotlighting to ceiling, continuation tiled flooring throughout. There is a recessed pantry store with built-in shelving, access latch door with stairs leading down to two cellars storage areas with light and power.

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## Breakfast Area

With Quartz worktops and breakfast bar, four built-in drawers, exposed brickwork to walls, original beamed ceiling and spotlighting, back door to rear courtyard gardens, freestanding storage cupboard with Quartz worktop and pine shelving area.

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## Inner Hall

With further return staircase to the first floor with storage cupboards built into the stairs (five in total of different sizes).

## Utility Room/Cloakroom

With Quartz worktops housing the Worcester gas fired boiler, plumbing for washing machine and space for tumble dryer over, further wall cupboard, low level WC with dual flush, vanity wash hand basin with cupboard under, multi-paned double glazed windows to courtyard garden, extractor fan and exposed beamed ceiling with spotlighting.

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## Laundry Room

Currently used as a brewing room with quarry tiled flooring, multi-paned windows to the side, Belfast sink with tap, exposed brick walls, sandstone walls, strip lighting and power. Door into:

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## Outbuilding

Currently in need of general renovation having the original stove and a window and door to garden.

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## Stairs from Back Hallway

The stairs lead to further rooms for renovation which could be used as a en-suite facility and further bedroom with multi-paned window to the front, currently with exposed ceilings and one Velux room window and multi-paned windows to the front.

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## First Floor Landing

Having a split level landing with exposed sandstone walls, radiator, access to loft space.

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## Bedroom One

With double glazed windows to front and side, exposed sandstone walls and original fireplace and radiator.

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## Bedroom Two

Having double glazed windows to the front with window seat and cushion, recessed wardrobe and radiator.

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## Bedroom Three

With double glazed windows to front and radiator.

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## Bathroom

Having a corner bath, mixer taps, separate double shower cubicle with glass screen and rainshower, low level WC, vanity wash hand basin with chrome mixer tap, storage cupboard under, heated chrome towel rail, tiled flooring, fully tiled walls and obscure double glazed windows to rear.

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## Separate Shower Room

With a double shower cubicle with folding doors and electric shower, vanity wash hand basin with double cupboard under, low level WC, heated towel rail, exposed truss to the ceiling, spotlighting, tiled flooring, fully tiled walls and two double glazed window to the courtyard gardens.

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## Second Floor Landing

Staircase to

## **Bedroom Four**

In the roof space with exposed trusses, sandstone walls, double radiator, spotlighting to the walls, two Velux double glazed roof windows and double glazed window to rear.

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## **Outside**

There is an access road to the side owned by the property with further shared access to 14b. The rear gardens to the rear of the property retaining original walls, large flagstone patio area, shaped lawns and stocked perennial borders. Outside tap, power point and lighting. In turn the driveway gives way to a brick paved main drive with numerous car standing for up to six cars with timber sleepers and pathways around. This gives access into various outbuildings in need of general modernisation/improvement, consisting of four/five stables, further open stable storage area which in turn leads to the extensive rear gardens and paddock with double fronted tractor store, laid mainly to lawns with screen fencing and hedgerows to the boundaries. The plot in total extends to 1 acre, potentially ideal for equestrian use if required or as extensive gardens. There are further general lean-to stores within the gardens.



The Agency is only for guidance purposes and is not a contract. Measurements of rooms, areas, volumes, and any other information are for information only and are not intended to be used for any other purpose. Measurements are taken from the finished floor level unless otherwise stated.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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