



DRAFT DETAILS

**88 MELTON LANE, SUTTON BONINGTON,
LEICESTERSHIRE LE12 5RQ**



PRICE: £850,000

A rare and exciting opportunity to purchase this spacious detached home sitting on generous plot in the quiet location on the outskirts of the village of Sutton Bonington. The property itself offers accommodation that includes entrance hall with fitted kitchen off. From here, this leads to a utility area with door leading to the second bedroom, which has an en suite. A further corridor leads to two further double bedrooms, both overlooking the rear garden. Off the entrance hall, there is a spacious lounge, which also enjoys views to the rear. On the first floor, there is a spacious master suite, which has an en suite shower room, dressing area and further en suite bathroom with numerous skylights to the rear overlooking the fields. Outside, the property sits on approximately 6 acres and has a separate annex which can be used for working from home or converting into a granny annex/teenage suite which has a toilet and mini kitchen area, as well as a log burner. There is also a large barn which includes internal stabling for 6 horses, a fully insulated tack room and a wash box area with plumbing for a washing machine. Full lighting, heat lamps, drains and plug sockets in each stable and numerous post and rail paddocks with a water feed for exercising horses. A floodlit menage that has been fully drained with water for sprinklers and electrical sockets in the menage with a Robert Brazil surface, wax coated blonde sand with spider rubber topping. There is also an outdoor heated swimming pool, plenty of off-road parking and store. Energy Rating D.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

ENTRANCE HALL: 6.48m x 3.71m (21'3" x 12'2")
Five ceiling light points. Two wall light points. Glazed window to the side and front elevation. Staircase rising off to the first floor accommodation. Double doors leading through to lounge and open plan into: -



KITCHEN: 6.66m x 3.38m (21'10" x 11'1").
Comprising of a range of oak base and eye level units with granite roll edge worksurface and separate island with granite worksurface. Inset double Belfast style sink. Integrated fridge. Space for range style cooker. Window to the front elevation. Three ceiling light points. Central heating radiator. Tiled floor. Door to lobby and further door to: -



UTILITY AREA: Window to the side elevation and Velux window. Door leading out to the rear. Space for washing machine, dryer and larder style fridge freezer. Ceiling downlight. Built-in cupboard. Internal door giving access to: -

BEDROOM 2: 5.28m maximum x 3.63m minimum (17'4" maximum x 11'11" minimum). Two windows to the front elevation, one to the side and one to the rear. Three ceiling light points. Central heating radiator. Door through to: -

EN-SUITE: Comprises of a shower, WC and wash hand basin inset to units. Double-blazed window to the side elevation. Ceiling downlights.

LOBBY: Ceiling downlight. Central heating radiator. Doors to: -

BEDROOM 3: 4.22m x 3.71m (13'10" x 12'2").
Window to the rear elevation. Two ceiling light points. Central heating radiator.



BEDROOM 4: 3.35m x 3.53m (11'0" x 11'7"). Ceiling downlights. Patio doors to the rear elevation. Central heating radiator.

SHOWER ROOM: Shower. WC. Wash hand basin. Window to the side elevation. Four ceiling downlights. Heated ladder effect towel rail.

FIRST FLOOR LANDING: Two Velux windows to the front elevation. Internal door leading to: -

MASTER BEDROOM: 7.32m x 4.42m (23'0" x 14'6") minimum. These are maximum measurements and do not include sloping pitch ceilings to parts of this room. Comprises of a master bed area with six Velux windows to the rear overlooking the paddock land. Three ceiling light points. Three central heating radiators. Door to: -

SHOWER ROOM: Shower. WC. Wash hand basin inset to unit. Ceiling light point. Step up leads to: -



DRESSING AREA: Ceiling downlights. Door through to: -

BATHROOM: 5.08m x 3.91m (16'8" x 12'10"). These are maximum measurements and do not include sloping pitch ceilings to parts of this room. Freestanding bath in the centre of the room. WC. Wash hand basin mounted to vanity unit. Two Velux windows to the side elevation. Window to the rear.

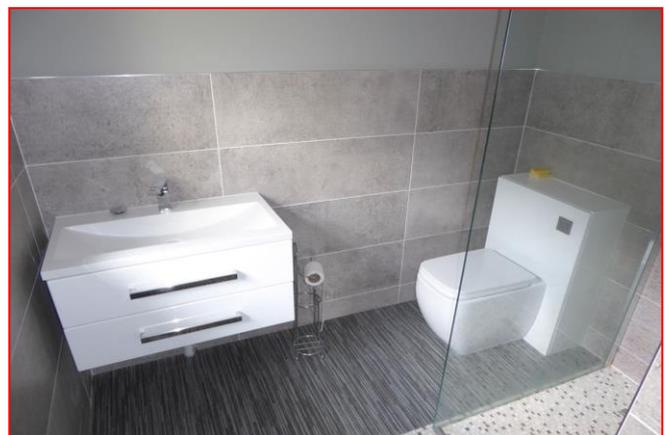
SEPARATE ANNEX

ANNEX: Suited to either a flat, an office or gym and potential to convert to a granny annex. Entrance door which leads to:



MAIN ROOM: 6.93m x 5.56m (22'9" x 18'3"). Two windows to the rear elevation and one to the front elevation. Four ceiling light points. Off the main room, there is a WC which comprises of a WC and wash hand basin inset to vanity unit. Door through to: -

STORE/OFFICE: 5.56m x 3.3m (18'3" x 10'10") Window to the rear elevation. Two ceiling light points.



OUTSIDE: The property sits set back from the main road and is accessed via solid timber electric gates, which leads to a large driveway which leads round to the front of the property and wrapped round to the side of the property, past the annex and towards the stabling, the apron in front of the gate, drive way and rear turning point in front of the barn is suitable for a HGV. To the front, there is a lawned area with steps rising up to the property. A further lawned area leads to the annex and to the stables. The stables comprise of six stable areas and one wash down area with office off. To the immediate rear of the property, there is a patio area which leads to raised decking and to the left hand side, there is an outdoor heated swimming pool. The rest of the garden is mainly laid to paddock land with menage to the rear of the plot, there is a public footpath which goes across the paddock. In total, the plot is approximately 6 acres.



DIRECTIONS: Proceed out of Loughborough in a northerly direction on the A6 Leicester Road and proceed out of town, leading to Hathern. Pass through the village of Hathern. Shortly afterwards, take the first right hand turn at the traffic lights as signposted for Zouch. Proceed through the village of Zouch and shortly afterwards, take the left hand turn onto Park Lane, Sutton Bonington. Proceed through the village of Sutton Bonington along Main Street and at the bottom of Marlepit Hill, at the traffic lights, take the right hand turn into Melton Lane and continue for some distance where Number 88 can be located on the right hand side.



SERVICES: All services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification i.e. a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above.

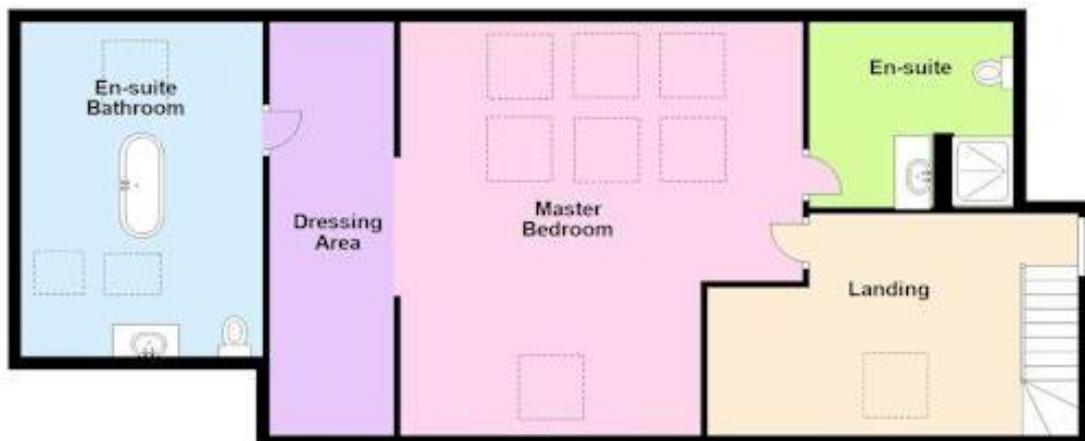




Ground Floor



First Floor



Energy Performance Certificate



88, Melton Lane, Sutton Bonington, LOUGHBOROUGH, LE12 5RQ

Dwelling type: Detached house
 Date of assessment: 22 February 2016
 Date of certificate: 22 February 2016
 Reference number: 0941-2822-7024-9726-4425
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 262 m²

Use this document to:

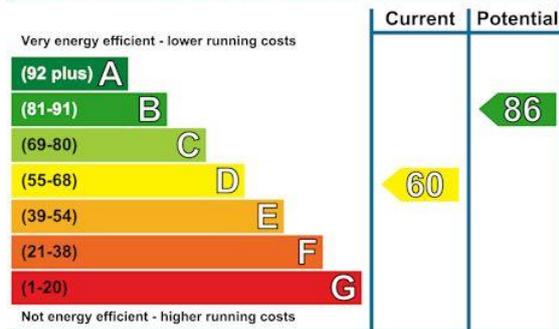
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,386
Over 3 years you could save	£ 2,517

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 648 over 3 years	£ 324 over 3 years	
Heating	£ 6,384 over 3 years	£ 4,188 over 3 years	
Hot Water	£ 354 over 3 years	£ 357 over 3 years	
Totals	£ 7,386	£ 4,869	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 1,512
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 453
3 Low energy lighting for all fixed outlets	£180	£ 270

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.