



Church Lane, Croxton Kerrial, NG32 1PZ

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

This stunning individual detached home is to be built by award winning developers Middleton & Allen Ltd on a private elevated plot backing onto beautiful countryside with uninterrupted view of the parish church and the ruins of the ancient Manor House, as well as open farmland. The stylish high tech home will offer Air Source heating with underfloor heating to the ground floor, high spec double glazed windows and doors and facility for electric car charging point.

The accommodation will offer entrance porch, hall, cloakroom/w.c., living room, study/sitting room, large open plan living dining kitchen which will be fitted to the highest standard with fully integrated appliances, utility room. To the first floor will be 4 double bedrooms, en suite shower room and main family bathroom both using high quality sanitary ware.

Outside will offer a sweeping driveway and parking leading to a large garage and gardens surrounding the property.

Middleton & Allen will be offering the property for sale off plan and will be building once a legal commitment to purchase has taken place, terms and timescale to be agreed. The developers have a renowned reputation for quality and workmanship and have just completed a complex of barn conversions in Redmile and we would be delighted to show prospective purchasers these homes to see the detailed finish that they offer.





Key Features

- BESPOKE NEW BUILD HOME IN A STUNNING LOCATION
- UNINTERRUPTED VIEWS OF THE PARISH CHURCH AND LOCAL COUNTRYSIDE
- BEING SOLD OFF PLAN
- AWARD WINNING DEVELOPERS MIDDLETON & ALLEN
- AIR SOURCE HEATING WITH UNDER FLOOR HEATING TO GROUND FLOOR
- HIGH SPEC DOUBLE GLAZED WINDOWS AND DOORS
- TO BE FITTED AND FINISHED TO THE HIGHEST SPECIFICATION THROUGHOUT
- 2 RECEPTION ROOMS, OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM
- 4 DOUBLE BEDROOMS, EN SUITE SHOWER ROOM, MAIN BATHROOM
- DRIVEWAY, LARGE GARAGE AND LANDSCAPED GARDENS

Guide Price
£750,000

FEATURES

Air Source Heating

Underfloor heating to ground floor

High spec double glazed windows and doors

Oak staircase

Oak veneered internal doors

Fully fitted stylish kitchen with integrated appliances

High quality sanitary ware throughout

Integrated alarm system with provision for CCTV

Fully carpeted/floor coverings

Provision for electric car charging point

Driveway and off road parking

Garage with remote controlled electric entrance door

External lighting

ICW 10 Year Warranty

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- farmer.printer.tripods





Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

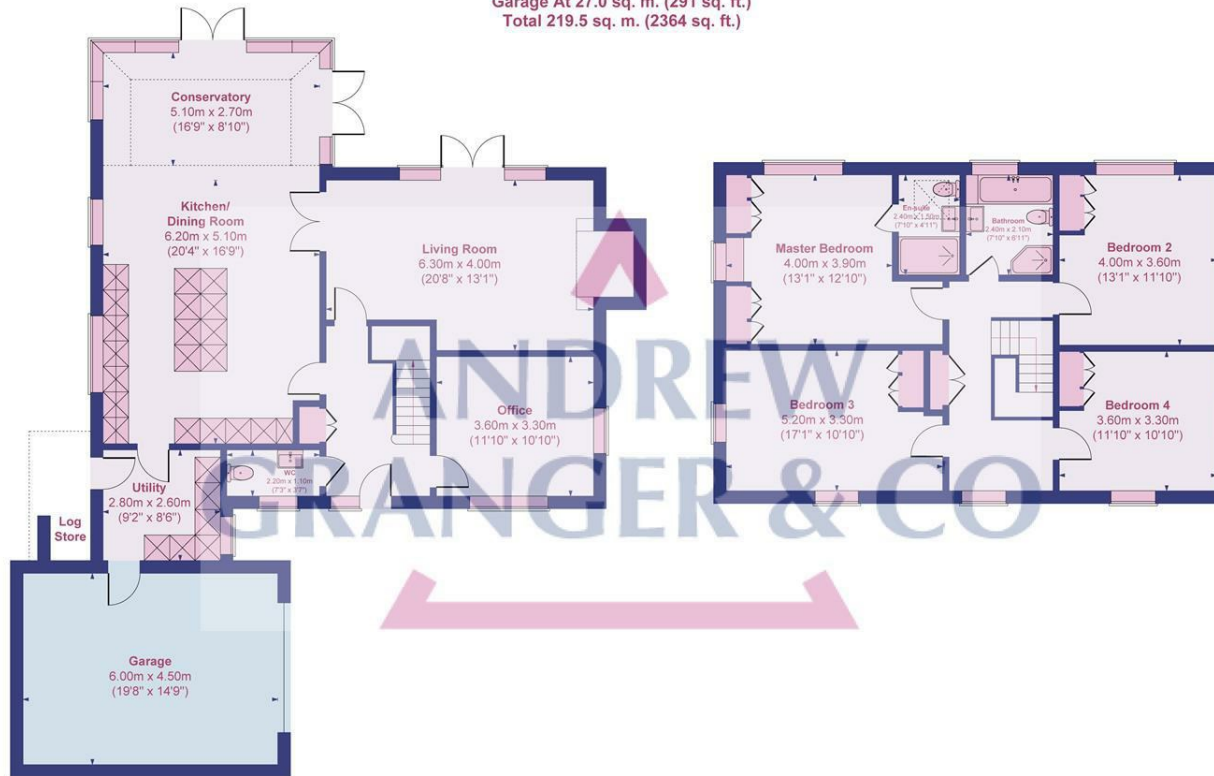
Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan

Approximate Gross Internal Area
192.5 sq. m. (2073 sq. ft.)
Garage At 27.0 sq. m. (291 sq. ft.)
Total 219.5 sq. m. (2364 sq. ft.)



Ground Floor
Floor area 106.7 sq.m. (1149 sq.ft.) approx
Garage 27.0 sq.m. (291 sq.ft.) approx

First Floor
Floor area 85.8 sq.m. (924 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating -

Tenure - Freehold

Council Tax Band - New Build

Local Authority
Melton Borough Council

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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