



Yew Tree Lodge, Waltham On The Wolds

Bedrooms: 4 | Bathrooms: 2

A spacious and versatile four-bedroom home offering well-proportioned accommodation arranged over two floors. The property benefits from a flexible layout, including two reception rooms, a separate study, a garden room and a fitted kitchen, making it ideally suited to modern family living and those working from home.

- Spacious four-bedroom accommodation
- Sitting room and separate dining room
- Separate study, ideal for home working
- Principal bedroom with en-suite
- Versatile layout arranged over two floors
- Additional garden room
- Fitted kitchen
- Galleried first-floor landing

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Property Type: Detached House

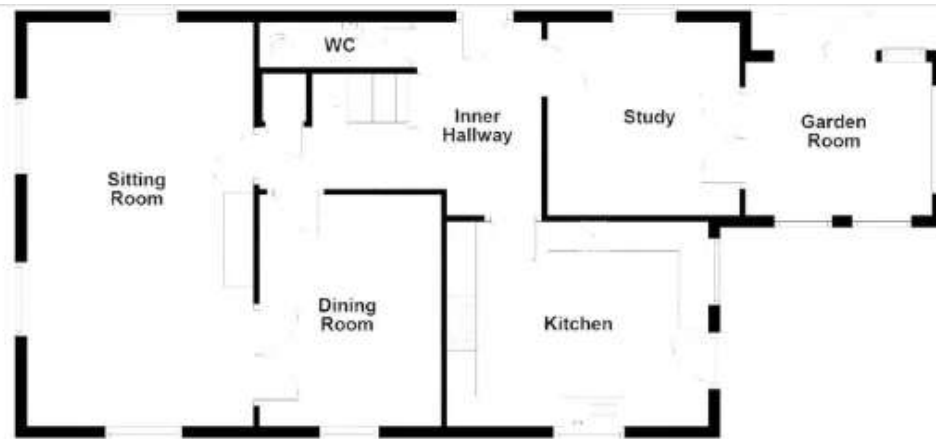
Bedrooms: 4 | **Bathrooms:** 2

The ground floor comprises a welcoming sitting room, a separate dining room and a kitchen, alongside an inner hallway and a convenient ground-floor WC. A particularly appealing feature is the additional garden room, providing further reception space with a variety of potential uses, whether as a relaxing sitting area, hobby room or entertaining space. The separate study offers an ideal dedicated workspace.

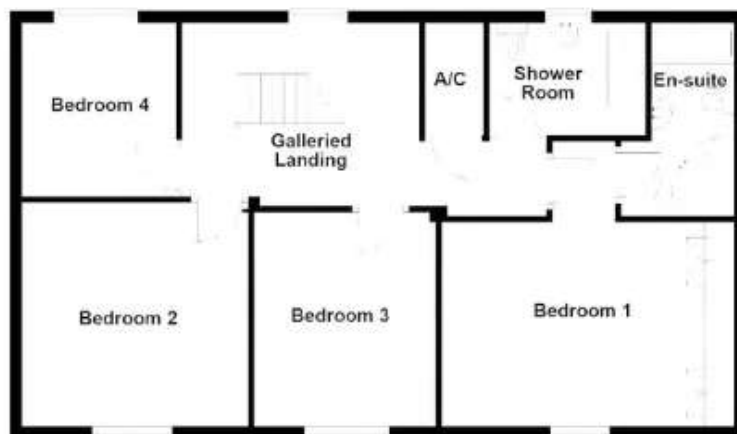
To the first floor, the property offers four bedrooms, served by a family shower room and an en-suite to the principal bedroom. The accommodation is completed by a useful airing cupboard and a galleried landing, adding to the sense of space on the upper floor.

Situated on Melton Road in the sought-after village of Waltham on the Wolds, the property offers an opportunity to enjoy village living whilst remaining within reach of the amenities of Melton Mowbray and the surrounding Leicestershire countryside.

An internal inspection is recommended to appreciate the space, flexibility and potential this property has to offer.



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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