



**MAIN STREET, STATHERN**

**Asking Price £625,000**

**Three Bedrooms**

**Freehold**



**SEMI-DETACHED HOUSE**

**DOWNSTAIRS WC**

**TIMBER WORKSHOP**

**GOOD COMMUTER LINKS**

**GRADE II LISTED**

**FRONT AND REAR GARDENS**

**CLOSE TO LOCAL SCHOOLS**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND E**

**01664 566258**

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Grade II listed semi-detached three bedroom house situated in the village of Stathern. The village of Stathern, located in the Vale of Belvoir, is highly sought after and is a well serviced village. There is an excellent primary school, a village store, garage and a thriving church community. More extensive shopping facilities are available in the nearby market towns of Melton Mowbray and Bingham, the village is also well placed for easy access to Nottingham, the A1, and Grantham where you can catch the a train to London Kings Cross and St Pancreas Stations.

The accommodation in brief comprises of; Lounge, dining room, kitchen, home office, utility room, WC and hobby room to the ground floor. Three double bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and generous front and rear gardens with a timber workshop.

**ENTRANCE HALL** Having stairs rising to the first floor and doors off to the lounge and dining room.

**LOUNGE** 15' 10" x 14' 1" (4.85m x 4.30m) Having a window with fitted shutters to the front aspect, two radiators, feature fireplace with a Morso multi-fuel log burner, beamed ceiling and laminate wood flooring.

**DINING ROOM** 15' 9" x 11' 6" (4.82m x 3.52m) Having a window with fitted shutters to the front aspect, radiator, feature fireplace fitted with a Morso multi-fuel burner, beamed ceiling and laminate wood flooring. Part glazed door to the kitchen.

**KITCHEN/BREAKFAST ROOM** 13' 9" x 19' 4" (4.21m x 5.9m) Bespoke fitted kitchen with a good range of wall, base and drawer units topped with return work surfaces, under mount stainless steel sink with mixer tap over. Integrated appliances comprise of an eye level Neff double oven, Neff ceramic hob, Bosch dishwasher, duel fuel Rayburn and an AEG fridge freezer. Two windows over looking the rear garden, radiator, laminate wood flooring, glazed door to the utility room, external door to the garden and door to the home office.

**HOME OFFICE** 13' 4" x 8' 5" (4.08m x 2.58m) Having windows to the side and rear aspects, radiator, fitted storage units and laminate wood flooring.

**UTILITY ROOM** Having space and plumbing within a cupboard for a washing machine and tumble dryer, radiator, part wood panel walls and external door to the garden.

**WC** Comprising of a low flush WC and a vanity unit wash hand basin, radiator, obscure glazed window and tiled flooring.

**HOBBY ROOM** 9' 3" x 20' 0" (2.82m x 6.10m) This room could have a multitude of uses, having a window and stable door to the rear garden, radiator, shower cubicle, base unit and tiled flooring.

**LANDING** Taking the stairs to the first floor landing having access to the loft space and doors off to;

**BEDROOM ONE** 15' 7" x 11' 11" (4.75m x 3.65m) Having two sash windows to the front aspect, radiator and carpet flooring.

**BEDROOM TWO** 14' 2" x 13' 3" (4.34m x 4.05m) Having a sash window to the rear aspect, two radiators, built-in storage cupboard and carpet flooring.

**BEDROOM THREE** 15' 1" x 9' 5" (4.60m x 2.89m) Having a sash window to the front aspect, radiator, fitted shelving and carpet flooring.

**BATHROOM** 10' 7" x 5' 11" (3.23m x 1.82m) Comprising of a shower cubicle, bath with central tap, low flush WC, wall mounted wash hand basin and a heated towel rail. Obscure glazed window, part tiled walls and ceramic tiled floor.

**FRONT GARDEN** The generous front garden is laid to lawn with mature shrubs and trees and bordered by stone walling. Gravel driveway providing ample off road parking to the side and leading to double gates giving access to the rear garden.

**REAR GARDEN** Having an extensive limestone patio seating area with electric sockets and water tap, gravel and shrub beds, formal lawn with mature trees and bordered with mature hedging. Timber workshop with power and lighting, garden shed and a greenhouse.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

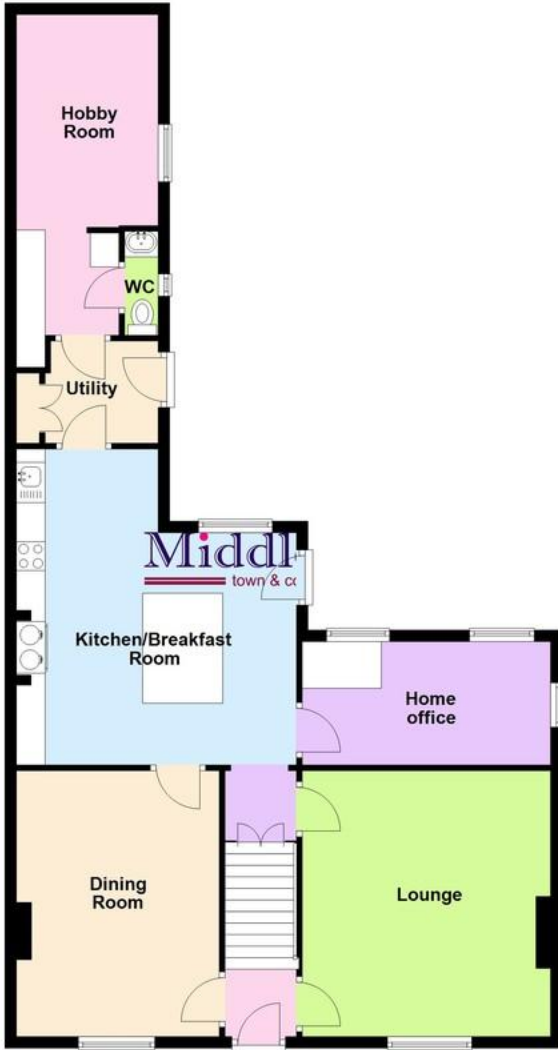
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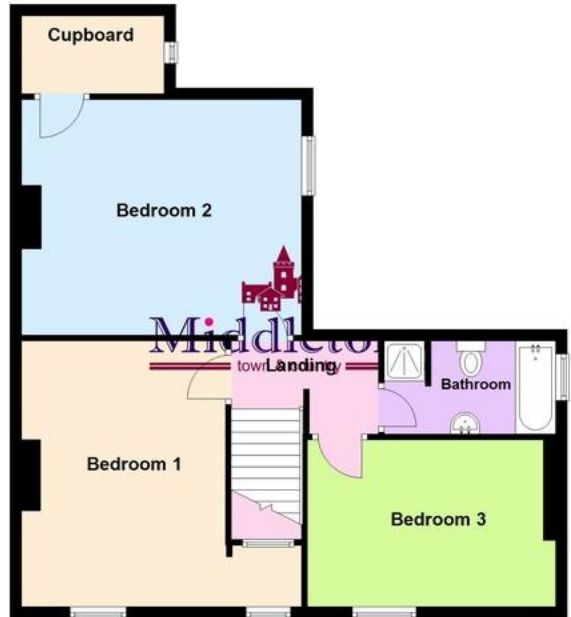




Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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**01664 566258**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.