



THE GREEN  
STONESBY

JAMES  
SELICKS



## “... SPACIOUS AND LIGHT-FILLED ACCOMMODATION ...”

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**An immaculately-presented, three/four-bedroom detached bungalow with spacious and light-filled accommodation, garaging and wonderful plot of approximately 0.22 acres with glorious gardens and beautiful countryside views.**

Breakfast Kitchen, Utility Room • Two Reception Rooms, Study • Three Double Bedrooms, One Single Bedroom/Study • Two Shower Rooms, Cloakroom • Private Driveway, Integral Garage • Generous Plot, Approx. 0.22 Acres • Beautifully-Landscaped Garden • Countryside Views • Edge of Village Location • Ground Source Heat Pump, Solar Panels •

### **Accommodation**

Enter the property into a light and airy entrance hall providing access to the property's accommodation, the bedroom and bathroom accommodation mainly to the right and the living accommodation to the left. The property in brief consists of a breakfast kitchen, two reception rooms, a study/fourth bedroom, and three further double bedrooms. The kitchen itself has a modern, fully-fitted Nathaniel Oliver kitchen with a variety of integrated appliances including full height fridge and freezer, and a circular, timber topped breakfast bar. Adjacent to the kitchen is the well-equipped utility room offering further storage and doors into the integral garage and out to the side of the property. The two main reception rooms sit to the rear of the property, one flowing into the other, both enjoying beautiful views over the garden and countryside beyond. The dual-aspect living room spans the depth of the property with a feature fireplace, a French door opening out to a side patio and a large bay window to the rear. The dining room again spans the depth of the property with a French door out to the rear patio. The bedroom and bathroom accommodation include three double bedrooms and a single bedroom/study. The master bedroom is a generous size with a large bay window to the rear and an ensuite shower room. The other bedrooms are served by a shower room. The ground floor is completed by a study and a separate cloakroom.



## Outside

The property sits on a generous and well-established plot of approximately 0.22 acres on the edge of the village with stunning countryside views. To the front of the property a private driveway provides ample off-road parking and access to the double garage with an electric up and over door.

A pathway from the driveway leads around the side of the house to the rear garden. The glorious gardens are made up of lawned and patioed areas with a multitude of soft planting providing year-round interest. There is a separate area bordered with trellis complete with raised beds currently used as a vegetable garden. There is also a greenhouse and a shed.

“... 0.22 ACRES ON THE EDGE OF  
THE VILLAGE WITH STUNNING  
COUNTRYSIDE VIEWS ...”

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### Location

Stonesby is a pretty conservation village just outside Melton Mowbray surrounded by delightful countryside. The village is well located with access to Grantham, Oakham, Leicester, and Nottingham as well as being just eight miles from the A1. In the neighbouring village of Waltham on the Wolds there is a popular public house, an excellent primary school, village hall, shop/post office, deli, and a thriving church community.

### Services & Council Tax

The property is offered to the market with all mains services, a ground source heat pump and solar panels.

Melton Borough Council – Tax Band F

### Tenure

Freehold

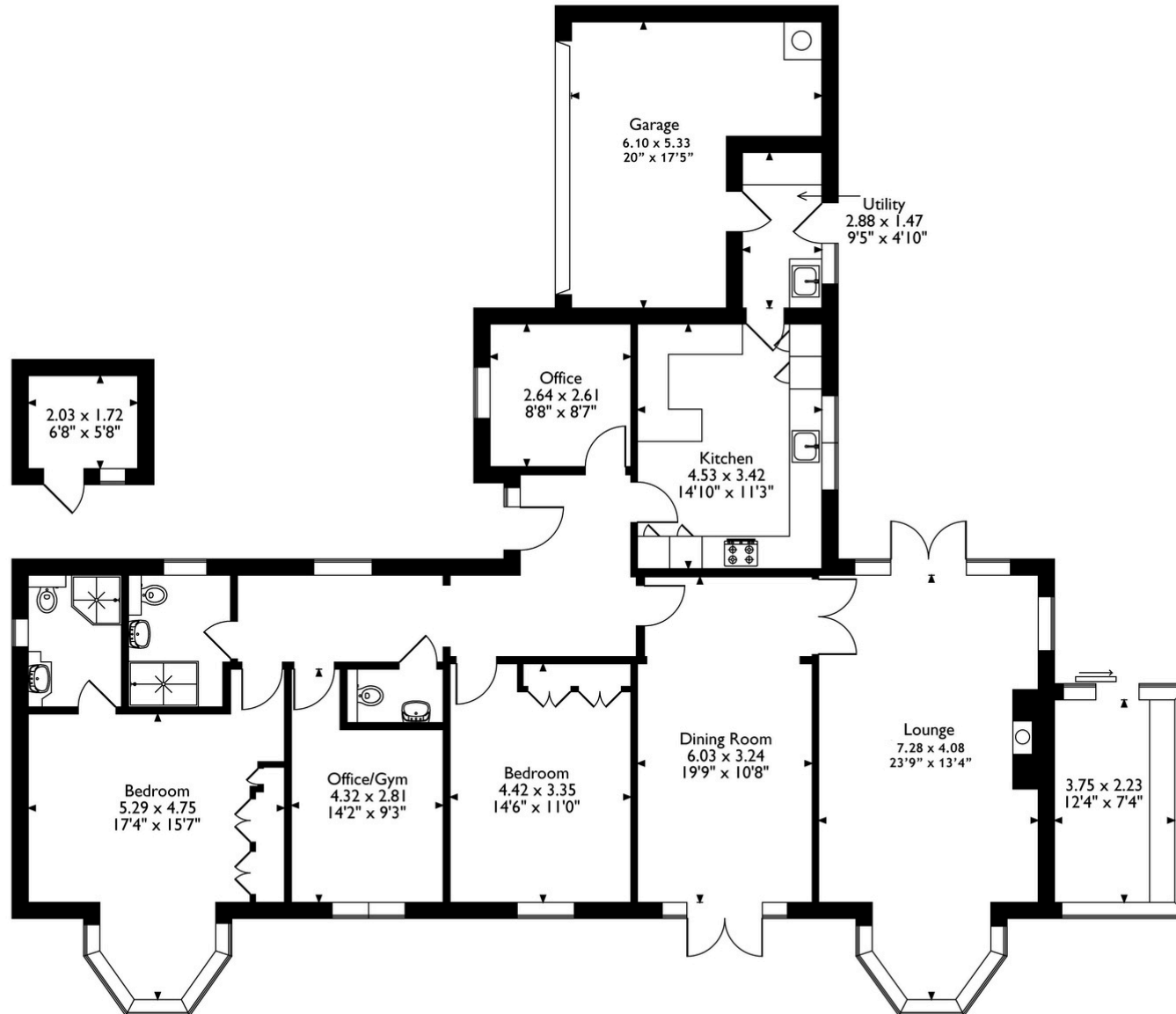




# 11 The Green, Stonesby, Melton Mowbray LE14 4QE

House Total Approx. Gross Internal Floor Area incl. Garage = 1991 ft<sup>2</sup> / 185 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	45 E	
21-38	F		
1-20	G		

**Important Notice**

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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.