



Red Lion Street
Stathern



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- No Upward Chain
- Elevated position
- Gardens front & rear
- Sitting room with log burner
- Breakfast kitchen
- Boot room/utility
- Three good sized bedrooms and a family bathroom
- Popular village location within school catchment
- EPC Rating D / Council Tax Band B / Freehold

General Description

Alexanders of Melton Mowbray are delighted to offer to the market, with no upward chain, this three-bedroom family home, situated in this desirable village within catchment of the local primary school. The accommodation briefly comprises; Entrance Hall, Sitting room, Kitchen/breakfast room, boot room/utility. To the first floor are three bedrooms and a family bathroom.

There are steps up to the front garden which is gravelled for ease of maintenance with mature hedge borders and side access to the rear garden with open area behind.

Location

Situated within the picturesque Vale of Belvoir renowned for its numerous country walks/pursuits and unspoilt villages with popular pubs. The village offers a primary school with excellent Ofsted report, local shops/post office with an active village community. More extensive local shopping is available at the nearby market towns of Melton Mowbray and Bingham, fast commuting is available to Nottingham, Melton Mowbray and Grantham. The Intercity line and A1 at Grantham provide fast access to London.

Agents Note

An ideal family home in this popular village.





Accommodation Summary

Ground Floor: Entrance Hall, Sitting Room, Breakfast Kitchen, Boot Room/Utility.

First Floor: Three bedroom, family bathroom.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01644) 896332.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water and drainage are connected, and gas fired central heating.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band B.

Measurements

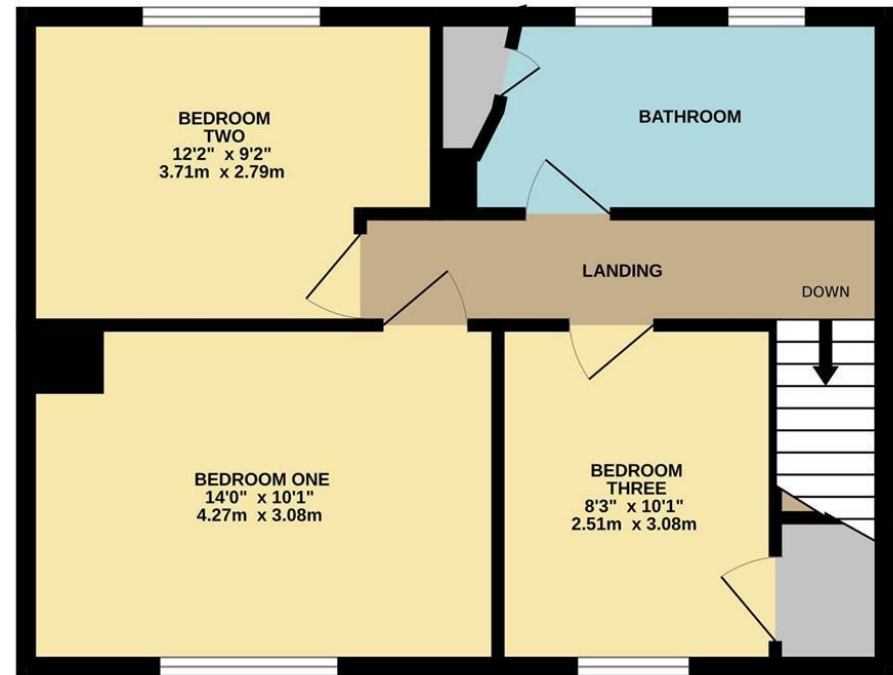
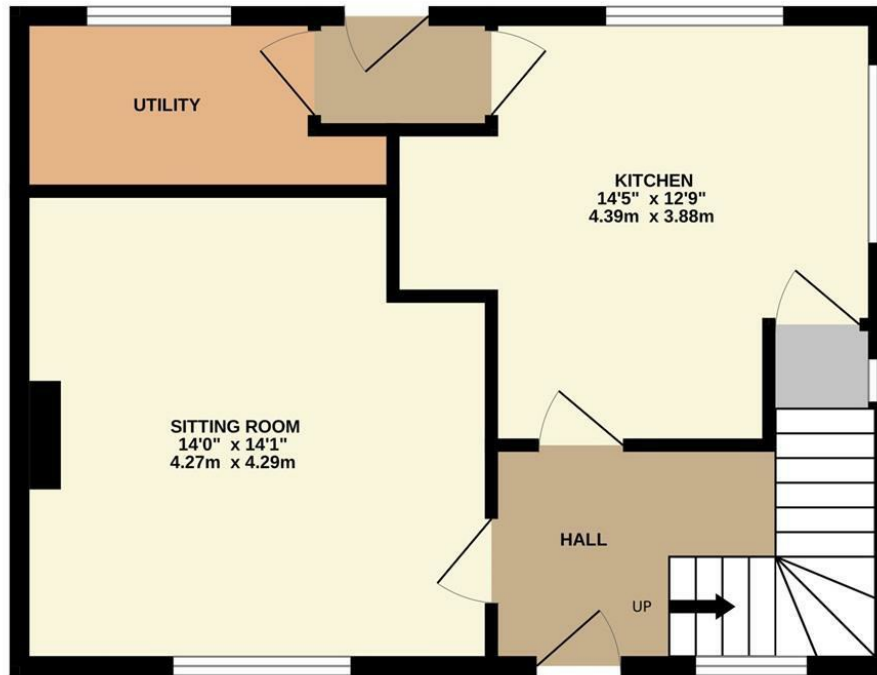
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

