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This two bedroom detached house is situated within the sought after and highly regarded village of Stathern, Melton Mowbray.

- Detached Family Home
- Kitchen/Breakfast Room
- Two Double Bedrooms

- Low Maintenance Garden
- Off Road Parking For Multiple Cars
- Village Location
-



## Main Street, Stathern, LE14 4HW

This two bedroom detached house is situated within the sought after and highly regarded village of Stathern, Melton Mowbray. Located in the heart of the 'Vale of Belvoir' the village is well serviced with a primary school, public house and garage/store.

The accommodation in brief comprises of; Entrance hall, nicely proportioned lounge with French doors opening out onto the garden patio allowing plenty of natural light to fill the room, feature stone fireplace with open fire, beamed ceiling, two radiators and carpet flooring as well as double doors lead into the dining room. The kitchen is fitted with a range of wall, base and drawer units, square edge work surfaces, inset one and a half bowl stainless steel sink and drainer, space and plumbing for both a washing machine and dishwasher, bare brick chimney breast with feature beam inset with a Range master electric oven with gas hob. Space for a freestanding fridge freezer, dual aspect double glazed windows, ample room for a breakfast table, radiator, beamed ceiling, laminate wood flooring and loft access hatch.

To the first floor are two double bedrooms and a bath/shower room. The master bedroom is of significant proportion and could easily be divided into two rooms, creating a three bedroom property .

Outside the property benefits from generous off road parking to the front and a low maintenance landscaped garden to the rear.



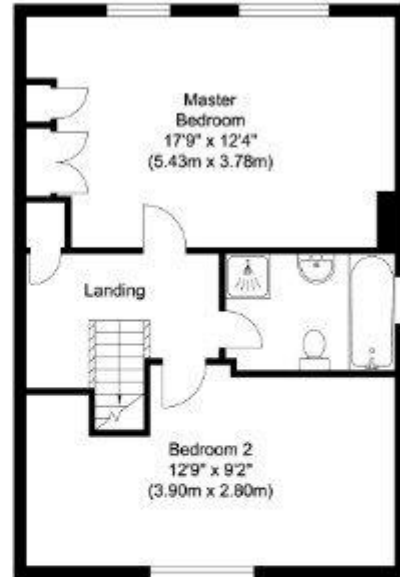




For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)



Ground Floor  
Approximate Floor Area  
745.93 sq. ft  
(69.30 sq. m)



First Floor  
Approximate Floor Area  
581.89 sq. ft  
(54.06 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Total area: approx. 162.4 sq. metres (1747.8 sq. feet)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78   C    |
| 55-68 | D             | 65   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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