



**VALEBROOK ROAD, STATHERN**

**Asking Price Of £350,000**

**Three Bedrooms**

**Freehold**



**DETACHED BUNGALOW**

**THREE BEDROOMS**

**EN-SUITE TO MASTER BEDROOM**

**LOCAL SCHOOLS NEARBY**

**DRIVEWAY AND GARAGE**

**CONSERVATORY**

**VILLAGE AMENITIES**

**WITHIN THE VALE OF BELVOIR**

**01664 566258**

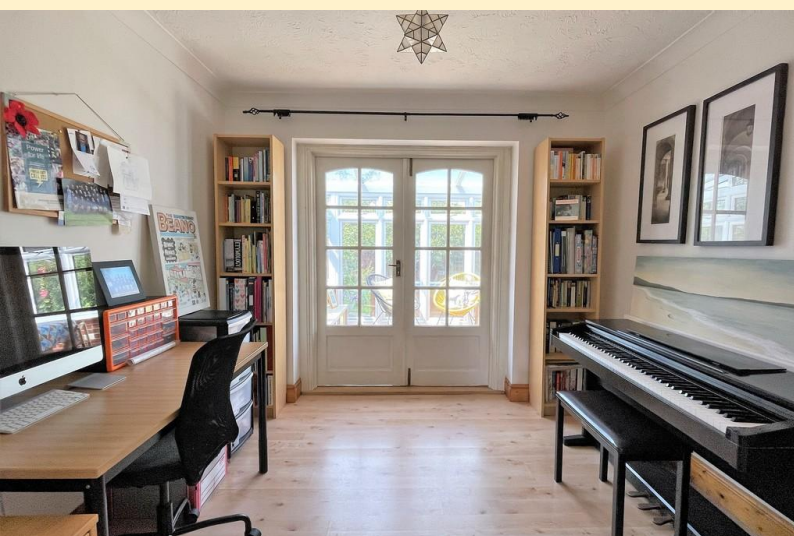
**info@middletons.uk.com**





Detached three bedroom bungalow situated within the sought after village of Stathern located in the heart of the 'Vale of Belvoir' The village is well serviced with a primary school, public house and garage with convenience store. Well placed for commuting to Nottingham, Melton Mowbray and Grantham.

The accommodation in brief comprises; entrance hall, lounge, study, conservatory, kitchen diner, bathroom, three bedrooms with an en-suite to the master. Outside the property benefits from off road parking, garage and a private rear garden.



**ENTRANCE HALL** Composite door into the entrance hall with obscure glazed side panels, laminate wood flooring, radiator and doors off to;

**LOUNGE** 14' 10" x 11' 11" (4.53m x 3.65m) Having a double glazed window to the front aspect, radiator, feature beamed fireplace with multi-fuel burner, laminate wood flooring and french doors through to the study.

**STUDY** 9' 9" x 9' 3" (2.98m x 2.82m) Having french doors to the conservatory, radiator and laminate wood flooring.

**KITCHEN/BREAKFAST ROOM** 21' 6" x 9' 3" (6.56m x 2.82m) Fitted with a modern range of wall, base and drawer units, square edge work surfaces, ceramic sink and drainer with mixer tap over, tiled splash backs, space and plumbing for both a washing machine and dishwasher, eye level electric oven, gas hob with extractor hood over and a gas AGA with extractor hood over. Double glazed window and uPVC door to the conservatory, with french doors in the dining area to the rear garden, laminate wood flooring throughout.

**CONSERVATORY** 20' 9" x 9' 9" (6.35m x 2.98m) Brick base with double glazed uPVC construction, radiator, electric sockets, laminate wood flooring and french doors opening out onto the rear garden.

**BATHROOM** Newly refitted comprising of a panel bath with shower riser over and folding shower screen, vanity unit wash hand basin with electric shaver point, close coupled WC and heated towel rail. Obscure double glazed window, tiled splash areas and laminate wood flooring.

**MASTER BEDROOM** 12' 11" x 12' 3" (3.95m x 3.74m) Having a double glazed window to the side aspect, radiator, fitted Sharps sliding wardrobes and laminate flooring.

**ENSUITE** 6' 6" x 3' 0" (2m x 0.93m) Newly refitted comprising of a close coupled WC, vanity unit wash hand basin, shower cubicle, heated towel rail, extractor fan and tiled flooring.

**BEDROOM TWO** 18' 8" x 8' 5" (5.7m x 2.57m) Having a double glazed bay window to the front aspect, radiator, airing cupboard, inbuilt wardrobe and laminate flooring.

**BEDROOM THREE** 12' 6" x 8' 11" (3.83m x 2.72m) Having dual aspect double glazed windows, radiator and laminate wood flooring.

**OUTSIDE TO THE FRONT** Tarmac drive providing ample off road parking leading to the garage, gated access to the rear garden, gravel beds planted with mature shrubs.

**GARAGE** 18' 8" x 7' 10" (5.7m x 2.4m) Having an up and over manual door, power and lights connected, water tap and consumer unit.

**REAR GARDEN** Private rear garden having a decked seating area adjacent to the house making a great entertaining space, steps down to a formal lawn with planted flower and shrub borders, outside electrical sockets, water tap and courtesy lighting. Wood panel fencing to the boundary.

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

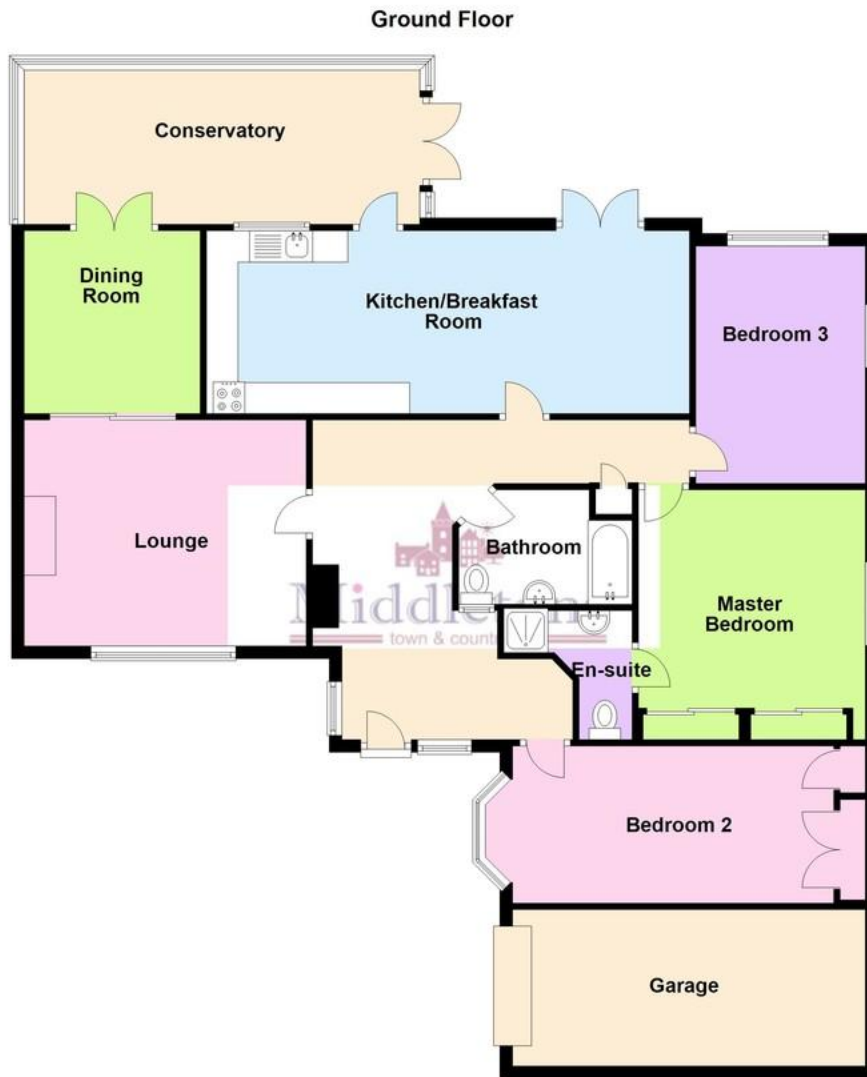
**FULL BROCHURE** A full brochure for this property is available on the Middletons website.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.









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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

**01664 566258**

[www.middletons.uk.com](http://www.middletons.uk.com)

[info@middletons.uk.com](mailto:info@middletons.uk.com)

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.