



**SWALLOWS DRIVE, STATHERN**

**Asking Price Of £400,000**

**Four Bedrooms**

**Freehold**

**DETACHED HOUSE**

**DOWNSTAIRS WC**

**ENSUITE SHOWER ROOM**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**SOUTH FACING GARDEN**

**VILLAGE WITH AMENITIES**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND E**

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Very well appointed and immaculately presented four bedroom detached property occupying a generous corner plot with a south facing rear garden. The village of Stathern, located in the Vale of Belvoir, is highly sought after and 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 on offer comprises of; entrance hall, cloak room, study, lounge, dining area, breakfast kitchen, utility room and conservatory to the ground floor. Four double bedrooms, ensuite shower room and a family shower room to the first floor. Outside the property benefits from generous off road parking, double garage and a landscaped south facing rear garden.

**ENTRANCE HALL** 12' 9" x 6' 3" (3.89m x 1.91m) Entry is through a partially glazed front door accompanied by a frosted side window, with a staircase ascending to the first-floor landing, where several doors lead off.

**CLOAKROOM** 9' 6" x 4' 9" (2.9m x 1.45m) A white two-piece suite comprising a low-flush WC and a vanity unit wash hand basin with tiled splash backs, ceiling downlights, and a tiled floor.

**STUDY** 8' 0" x 7' 5" (2.45m x 2.28m) Having a recess with fitted shelving and carpet flooring.

**LOUNGE** 17' 8" x 11' 11" (5.4m x 3.65m) A charming room features a walk-in bay window at the front and a log burner set upon a hearth, complemented by glazed bi-folding doors leading to:

**DINING ROOM** 11' 11" x 10' 5" (3.65m x 3.2m) This spacious open-plan room features an opening leading to the newly-fitted kitchen breakfast area, complete with glazed patio doors.

**CONSERVATORY** 11' 11" x 10' 5" (3.65m x 3.2m) A room featuring UPVC double glazing and a vaulted ceiling, complete with power and lighting, opens onto the rear garden through French doors.

**REFITTED BREAKFAST KITCHEN** 23' 7" x 13' 4" 7.2m x 4.08m (narrowing to 2.5m) The room boasts a window and glazed French doors to the rear, complemented by a selection of eye and base level units with a breakfast bar, faux quartz worktops, and downlights. It features a one-and-a-half bowl sink drainer unit, two integrated ovens with grills, a five-ring induction hob with an extractor hood, an integrated dishwasher, an integrated fridge-freezer and a door leading to:

**UTILITY ROOM** 9' 6" x 8' 0" (2.92m x 2.45m) The room features a window to the side, base units with roll-top work surfaces, tiled splash backs, a one-and-a-half bowl sink and drainer, plumbing for a washing machine, space for a tumble dryer, a wall-mounted 'Vaillant' boiler (serviced annually), loft hatch and a door leading to the double garage.

**FIRST FLOOR LANDING** A loft hatch with a pull-down ladder provides access to a partially boarded and insulated loft space with lighting. Doors leading to:

**BEDROOM ONE** 12' 7" x 11' 11" (3.84m x 3.65m) A spacious double bedroom featuring a front-facing window and an array of built-in wardrobes along one wall, door leading to:

**ENSUITE SHOWER ROOM** 8' 0" x 6' 2" (2.46m x 1.89m) The room features a frosted window at the front and includes a white three-piece suite consisting of a low-flush WC, a vanity unit with a wash hand basin set into a countertop with shaver points, and an independent shower cubicle. It is complemented by tiled splashbacks, a heated towel rail, ceiling downlights, and an extractor fan.

**BEDROOM TWO** 11' 11" x 8' 11" (3.65m x 2.72m) A double bedroom featuring a rear-facing window.

**BEDROOM THREE** 11' 5" x 7' 8" (3.48m x 2.35m) A double bedroom with a window to rear and a built in airing cupboard which houses the hot water cylinder.

**BEDROOM FOUR** 10' 5" x 7' 11" (3.2m x 2.42m) Double bedroom features a window facing the front.

**REFITTED SHOWER ROOM** 7' 3" x 9' 4" (2.21m x 2.84m) The room features a frosted window at the rear and a white three-piece suite consisting of a low-flush WC, a separate shower cubicle, and a vanity unit with a wash hand basin. It is complemented by ceiling downlights, tiled splash backs, a heated towel rail, and an extractor fan.

**DOUBLE GARAGE** 20' 9" x 17' 10" (6.35m x 5.45m) The garage features two up-and-over doors, a frosted window, and a partially glazed door on one side, with another frosted window on the opposite side. It includes power and lighting connections, a loft hatch that leads to an insulated and boarded loft space, and a door that gives access to the utility room.

**FRONT GARDEN** The property is well-maintained, featuring a lawn and a driveway with space for two cars. It includes courtesy lighting and gated side access on both sides of the residence.

**SOUTH FACING REAR GARDEN** South facing garden which is well-maintained, predominantly laid to lawn with an array of flowers, shrubs, hedging, and trees. It features a large decked area with ambient lighting, an outdoor tap, electrical sockets, and at the far end of the garden another decking space with garden shed, all primarily surrounded by panel fencing.

**IMPORTANT INFORMATION** 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.

**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.

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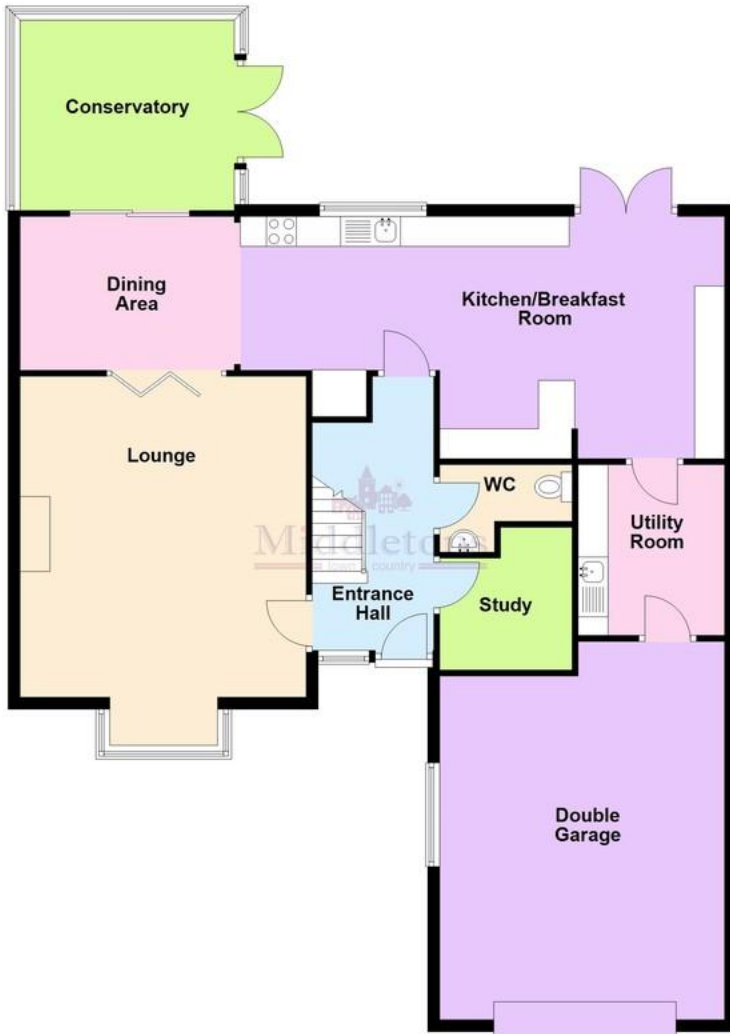








## Ground Floor



## First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		