



**SWALLOWS DRIVE, STATHERN**

**Asking Price Of £400,000**

**Four Bedrooms**

**Freehold**



**DETACHED HOUSE**

**DOWNSTAIRS WC**

**ENSUITE TO THE MASTER**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**GOOD SIZED REAR GARDEN**

**VILLAGE WITH AMENITIES**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

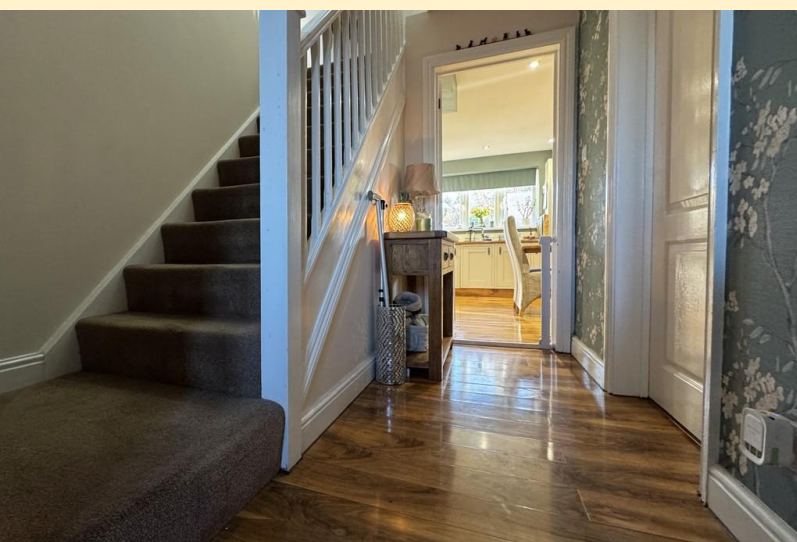
**01664 566258**

**info@middletons.uk.com**









Very well appointed and beautifully presented four bedroom detached property occupying a tucked away position on a quiet Cul-De-Sac. The village of Stathem, 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 Pancras Stations.

The accommodation on offer comprises of; entrance hall, cloakroom, lounge, kitchen diner and utility room to the ground floor. Four good sized bedrooms, ensuite shower room and a family bathroom. Outside the property benefits from off road parking, integral garage and a good sized rear garden.

**ENTRANCE HALL** Having stairs rising to the first floor, laminate wood flooring, radiator and doors off to;

**CLOAKROOM** Comprising of a low flush WC and wash hand basin. Obscure glazed window, radiator and vinyl flooring.

**LOUNGE** 14' 1" x 17' 0" (4.3m x 5.2m) Having a box bay window to the front aspect with fitted blind, radiator, inset log burning stove with beam mantle, carpet flooring and double doors to the kitchen diner.

**KITCHEN/DINER** 13' 4" x 21' 3" (4.08m x 6.5m) Spacious kitchen diner fitted with a generous range of wall, base and drawer units topped with work surfaces, tile splash backs, composite one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a dishwasher, fridge and freezer. Belling range style electric oven with gas hob and extractor hood over. Window and French doors to the rear garden, radiator, under stairs storage cupboard, inset LED Lighting and laminate wood flooring. Door to the utility room.

**UTILITY ROOM** 7' 6" x 9' 10" (2.29m x 3.01m) Fitted with wall and base units topped with work surfaces, tiled splash backs, composite sink and drainer unit, space and plumbing for a washing machine. Wall mounted Worcester boiler (2 years old), external door and window to the rear garden, inset LED lighting, radiator and laminate wood flooring.

**LANDING** Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect, hatch to the part boarded loft space, carpet flooring and doors off to;

**BEDROOM ONE** 11' 8" x 11' 3" (3.58m x 3.45m) Having a box bay window to the front aspect, radiator, fitted wardrobes, carpet flooring and door to the ensuite shower room.

**ENSUITE** 2' 11" x 8' 3" (0.89m x 2.52m) Comprising of a low flush WC, vanity unit wash hand basin, electric shaver socket, heated towel rail and a shower cubicle. Obscure glazed window, extractor fan and vinyl flooring.

**BEDROOM TWO** 8' 7" x 12' 3" (2.63m x 3.74m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM THREE** 10' 3" x 8' 9" (3.13m x 2.68m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 7' 4" x 7' 5" (2.24m x 2.27m) Having a window to the front aspect, radiator and carpet flooring.

**BATHROOM** 6' 5" x 9' 1" (1.98m x 2.78m) Comprising of a panel bath with shower attachment, low flush WC and a vanity unit wash hand basin. Obscure glazed window, radiator and vinyl flooring.

**FRONT ASPECT** Having a tarmac driveway to the front providing off road parking and leading to the integral garage. Formal lawn to the side, pathway to the front door and side gated access to the rear garden.

**GARAGE** Having an up and over door, power and light connected, personnel door to the utility room.

**REAR GARDEN** Having a paved patio area adjacent to the house complimented with an outdoor tap and three double electrical sockets. Formal lawn with a decked seating area to one side, gated access to a screened area and wood panel fencing to the boundary.

**AGENT NOTES** 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.











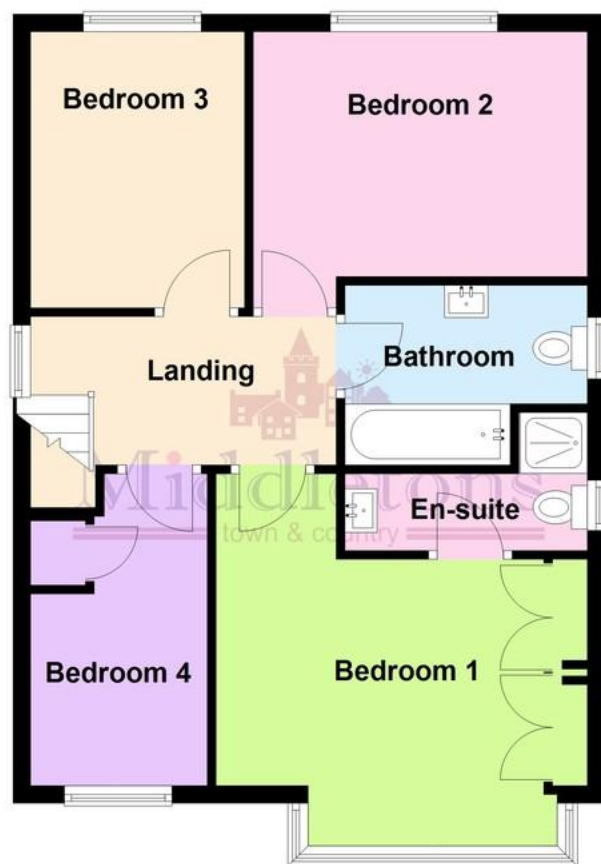




## Ground Floor



## 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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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**THE PROPERTY OMBUDSMAN**  
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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.