



MAIN STREET, SAXELBY

Asking Price Of £650,000

Four Bedrooms

Freehold

DETACHED COTTAGE

HOME OFFICE

RE-THATCHED ROOF

GOOD COMMUTER LINKS

DOUBLE GARAGE AND DRIVEWAY

PERIOD CHARACTER FEATURES

DOWNFLOOR GUEST SUITE

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND F

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Beautifully presented and having character period features throughout, this re-thatched Grade II Listed detached family home is set in a picturesque location within a conservation area of the hamlet of Saxelbye. Occupying a very generous corner plot it is said part of the property according to the vendors, dates back to the Domesday book. Well placed for fast access to Nottingham, Melton Mowbray and Leicester with the nearby villages of Grimston, Old Dalby and Asfordby offering local amenities and schooling.



The flexible accommodation which would be ideal for multi-generational living comprises; dining hall, snug, large lounge, bespoke dining kitchen, utility room, bedroom and shower room to the ground floor. Three good sized double bedrooms and a family bathroom to the first floor. Outside the property benefits from a double garage with a home office above, ample off road parking and generous, well established landscaped gardens.

DINING HALL 10' 5" x 23' 10" (3.2m x 7.27m) Solid wood door into the dining hall, having stairs off to the first floor landing, double radiator, multi-pane window overlooking the front garden, exposed stone walling and carpet flooring.

SNUG 9' 7" x 7' 7" (2.94m x 2.32m) Multi-pane French doors open onto the side patio, complemented by built-in bookshelves with a top box. The room features a TV aerial point, a window overlooking the dining hall, a radiator, a telephone point, and carpeted flooring.

LOUNGE 16' 0" x 25' 5" (4.88m x 7.75m) Part of the cottage's ancient section, this room boasts a heavily beamed ceiling and a stunning inglenook fireplace with a carved lintel. It features an open-fronted fireplace with a stone surround, matching hearth, and mantel and two windows looking into the kitchen. Two multi-pane windows overlooking the rear garden with window seating, TV aerial point, double radiator, carpet flooring and French doors leading to the side patio.

KITCHEN AREA 15' 1" x 12' 11" (4.62m x 3.95m) Featuring a wide selection of custom solid oak-fronted base cupboards and drawers by Barrett & Swan, this kitchen boasts solid granite work surfaces and upstands complete with an inset double bowl Belfast sink fitted with a mixer tap and pull-out sprayer. Integrated appliances include range-style cooker with twin ovens, a five-ring electric hob set in a stone surround with an oak mantel and extractor fan and a stainless steel Bosch dishwasher. Cathedral ceiling with exposed beams, halogen spotlights, stone flooring and three dual aspect windows offering views of the rear gardens and open scenery beyond.

UTILITY ROOM 7' 6" x 9' 1" (2.31m x 2.78m) Work surfaces include an inset single drainer sink with base cupboards and drawers beneath, and eye-level units above. There is space and plumbing for a washing machine, a Worcester oil-fired central heating boiler, shelving, a radiator, ceramic tiled flooring, access to the roof space, and a stable door leading to the side.

DINING AREA 14' 11" x 11' 0" (4.55m x 3.36m) Featuring a double-glazed atrium glass roof with halogen spot lighting, multi-pane french doors leading to the patio and rear garden, double radiator and a feature exposed stone wall on one side and stone flooring.

BEDROOM FOUR 12' 4" x 10' 2" (3.76m x 3.11m) Dual aspect multi-pane windows, double radiator, carpet flooring and access hatch to the roof space.

SHOWER ROOM 5' 1" x 7' 7" (1.55m x 2.32m) Comprising of a white contemporary three-piece suite, including a spacious fully tiled shower cubicle with a fixed waterfall shower head and shower riser, vanity unit wash hand basin with Corian surfaces, featuring a mixer tap and storage cupboards below and a close coupled WC. Ceramic tiled flooring, heated towel rail, halogen spotlights, an extractor fan, and a built-in mirror with integrated lighting.

LANDING Taking the stairs from the dining hall to the first floor landing having a multi-pane window to the front aspect, airing cupboard and doors off to;

BEDROOM ONE 17' 7" x 14' 6" (5.36m x 4.42m) Dual aspect multi-pane windows to the side and rear aspects enjoying open views, telephone point, built-in wardrobe with hanging rails and storage, TV aerial point, double radiator, exposed wall beams and carpet flooring.

BEDROOM TWO 15' 1" x 12' 5" (4.6m x 3.8m) Dual aspect multi-pane windows to the side and rear aspects with open views, double radiator, exposed beams, two built-in double wardrobes with hanging rails and storage and carpet flooring.

BEDROOM THREE 11' 6" x 10' 7" (3.53m x 3.25m) Dual aspect multi-pane windows to the front and side aspects, double radiator, picture rail, built-in double wardrobe with hanging rails and storage and carpet flooring.

BATHROOM 7' 8" x 11' 5" (2.35m x 3.50m) Featuring a white three-piece suite comprising of a large, double ended panel bath set into Corian with a tiled surround, vanity unit wash hand basin with mixer tap, Corian work surface and cupboards underneath, low flush WC, back lit mirror and a heated towel rail. Multi-pane window to the front aspect, full-height storage cupboard with shelving, access hatch to the loft, halogen spotlights and ceramic tiled flooring.

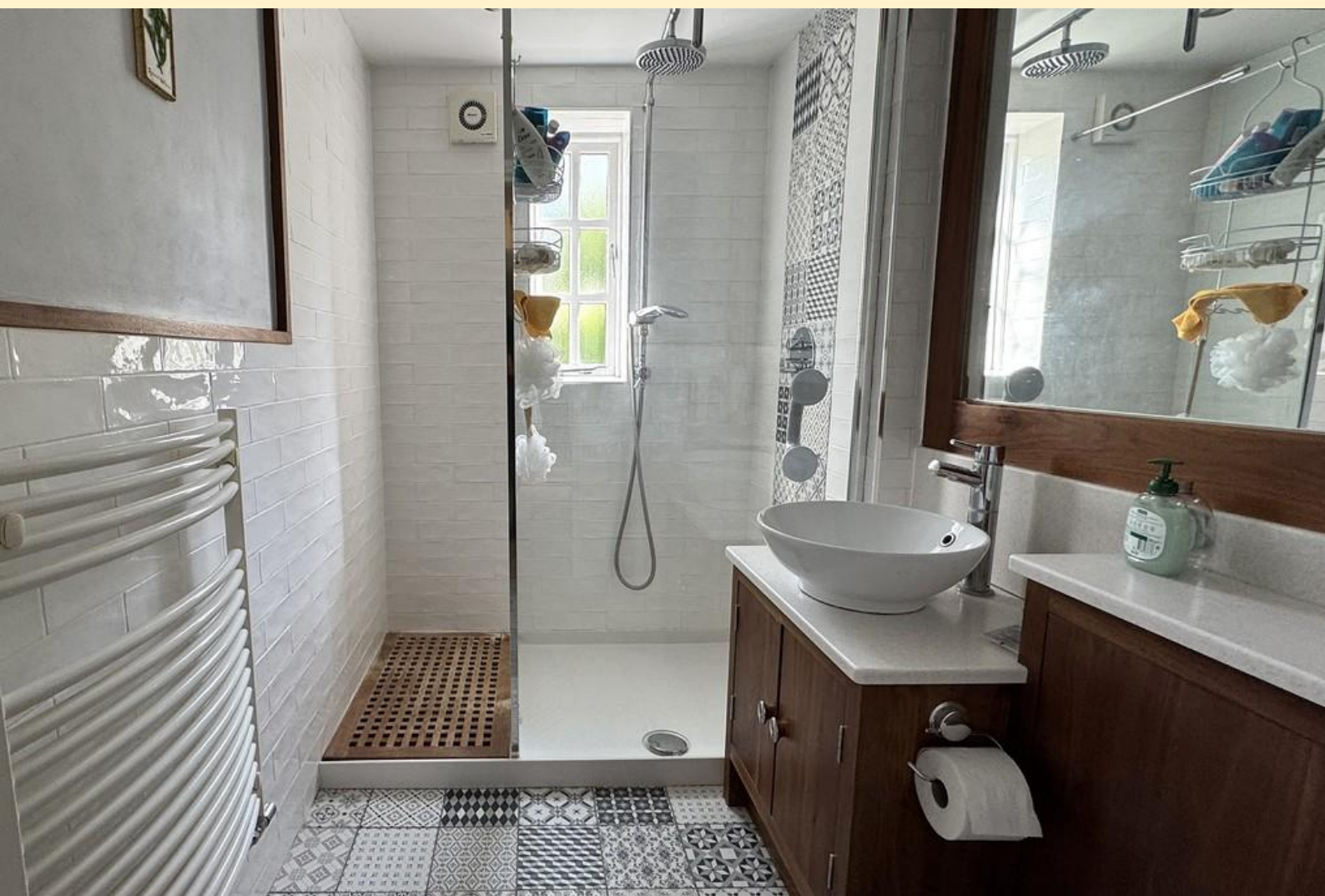
DOUBLE GARAGE 18' 10" x 18' 5" (5.75m x 5.63m) Having two electrically operated up and over doors, fitted light and power, personal door to the rear, window to the side and an external staircase leads to the studio/office above.

HOME OFFICE 17' 7" x 11' 5" (5.38m x 3.48m) Equipped with ISDN/phone lines, a multi-pane window, a Velux roof light, storage in the roof eaves, and a separate alarm system.

GARDENS The property boasts beautifully landscaped, mature country gardens that surround it, creating a private and tranquil retreat. At the front, a tarmac driveway offers plenty of off-road parking and access to the garages. A paved pathway, bordered by lavender, formal lawns, and lush, well-stocked flowerbeds, leads to the front door storm porch. The garden features a raised terrace, a spacious shed with fitted lighting and power for practical storage, and a stunning circular koi pond equipped with professional filtration units. On the side, a south-facing sun terrace, accessible from the snug and sitting room, provides a sunny spot throughout the day and picturesque views of the surrounding countryside. The rear garden also enjoys an attractive aspect to the rear towards the ancient Saxon village church. The rear garden has been fully landscaped, showcasing a spacious flagstone-style patio and sun terrace with a pergola. It also includes shaped lawns, vibrant flower borders, and a wide array of shrubs, plants, and trees.

AGENTS NOTE 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
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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 and 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.