



Main Street, Sproxton, Melton Mowbray LE14 4QS

welcome to

Main Street, Sproxton, Melton Mowbray

GUIDE PRICE £260,000 - £270,000 - Stone built detached house in a village location. Close to the Vale of Belvoir with Belvoir Castle, pubs and country walks. This lovely family home offers versatile living accommodation over two floors and courtyard garden.



Entrance Hall

Entering the property through a part glazed door into the entrance hall with a radiator, tiled flooring, staircase leading to the first floor landing and doors to the lounge and dining room.

Lounge

Irregular Shaped Room 14' x 12' 5" (4.27m x 3.78m)
Lovely dual aspect room with windows to the front and side aspects, feature open fireplace with stone, carpet, and radiator.

Dining Room

Irregular Shaped Room 12' 10" x 12' 5" (3.91m x 3.78m)
Estimated room sizes with a window to the front aspect, feature fireplace with log burner, beamed ceiling, tiled flooring and radiator.

Downstairs Cloakroom

With a window to the rear aspect, wash hand basin, low level WC, and tiled flooring,

Downstairs Shower Room

With a window to the rear aspect and comprising of a bath with shower over, built-in wash hand basin, tiled flooring, spotlights to the ceiling and radiator.

Kitchen

11' 8" x 9' 1" (3.56m x 2.77m)
Good size practical kitchen with windows to front and side aspects, and having a range of blue units to both the floor and eye level with marble effect worktops over, sink, rinser, drainer and mixer tap with partially tiled walls. Integrated oven, hob with extractor hood above, and dishwasher. Benefitting from tiled flooring, radiator, oil boiler and door leading into the utility room.

Inner Hallway

With doors to the kitchen, dining room, shower room and downstairs cloakroom. Part glazed door leading out to the rear aspect.

Utility Room

4' 7" max x 11' 3" max (1.40m max x 3.43m max)
This utility is located next to the third bedroom or office space, hatch access to the loft, with plumbing and space for appliances.

Bedroom Three/Study/Reception

11' 2" max x 8' 8" max (3.40m max x 2.64m max)
Downstairs versatile room with windows to the rear and side aspects, carpet, spotlights to the ceiling and hatch access to the loft.

First Floor Landing

With carpet, and doors leading to both the bedrooms.

Bedroom One

Irregular Shaped Room 12' 7" x 13' 4" (3.84m x 4.06m)
Estimated room size to this lovely dual aspect bedroom having windows to both the front and side aspects, built-in wardrobes, carpet, radiator, hatch access to the loft and sloped ceiling (restricted head height).

Bedroom Two

Irregular Shaped Room 13' x 8' 10" (3.96m x 2.69m)
Estimated room size, this double, dual aspect room with a window to both side aspects, built-in storage cupboard, carpet and radiator. Dorma shaped ceiling with windowsill.

General Description Outside

With gated access, shed, paved patio area that wraps around to the back with surrounding stone walling.



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Main Street, Sproxton Melton Mowbray

- Stone Built Character House
- Spacious Versatile Accommodation
- Modern Kitchen
- Three Double Bedrooms
- Low Maintenance Courtyard Garden

Tenure: Freehold EPC Rating: E

guide price

£260,000 - £270,000



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Property Ref:
GST113121 - 0002

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postcode not the actual property