

20 MAIN STREET

EATON GRANTHAM
LEICESTERSHIRE
NG32 1SE



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



20 MAIN STREET

A semi-detached pair of mellow stone cottages making an attractive contribution to the Eaton village street scene, interconnecting at ground floor level, offering a single homestead (independently assessed for Council Tax) with a versatile four/ five-bedroom internal plan.

The property forms part of a mews of three cottages and enjoys covered off street parking on the western side elevation, accessed from Main Street. The cottage is set in charming gently sloping country gardens with a useful range of brick outbuildings along the rear upper boundary, having a pleasant aspect facing a sheltered upper courtyard – al fresco area.

The sale of this charming and rather special pair of cottages affords an intriguing and rare opportunity to meet the needs of intergenerational or blended family living, and whilst lending itself to considered modernisation and improvement, it has been responsibly maintained over many years by the present owners, for whom it has been a much-loved family home.

EATON

Eaton is a small and relatively unspoilt village set in the pastoral rural landscape of the Vale of Belvoir, close to Belvoir Castle, within the triangle of Nottingham, Grantham and Melton Mowbray. An extensive range of thriving amenities and high-grade schooling is available in the surrounding market towns of Grantham (Grammar schooling), Melton Mowbray and Bingham and from the village there is relatively direct access across the Vale of Belvoir into the main regional centres of Nottingham (A52) and Leicester(A46).

SWIFT LONDON COMMUTING

Grantham offers a useful connection point to the A1 national road network and a fast direct rail link into London Kings Cross in a scheduled journey time of 70 minutes or so.

PRICE GUIDE: £450,000

GROUND FLOOR

Entrance Hall – Traditional Garden Room

4.15m x 4.00m (13'6" x 13'0")

An immediate indication of the intriguing and charming nature of this appealing period cottage. Series of sealed unit double glazed windows on three sides overlooking the cottage gardens (southerly aspect). Sealed unit double glazed French door giving stepped access to the garden. Hardwood double glazed doors opening to:

Front Sitting Room (One)

4.50m x 3.80m (14'9" x 12'6")

maximum dimensions

Replacement sealed unit double glazed window with secondary sealed unit double glazed inner window to Main Street aspect. Handcrafted mellow stone fireplace set to a flagstone hearth with polished oak mantelpiece. Coved ceiling. Electric night storage heater. Glazed internal door connecting to the:

Inner Hall

Staircase rising to the first-floor landing. Further glazed internal door connecting to:

Dining Room

4.90m x 3.60m (16'0" x 11'9")

maximum dimensions

Sealed unit double glazed replacement window and inner double-glazed window to Main Street aspect. Attractive period fireplace with decorative arched inlay set to a flagstone hearth. Night storage heater. Coved ceiling. Useful understairs walk in storeroom. Quarry tiled floor.

Arched stone dressed opening from the dining room connecting to:

Rear Hall

In practice this rear/outer hall, which is L-shaped, connects the garden room entrance to the above-mentioned rooms and to the connecting half of the cottage.

Cloakroom/WC

Wall mounted wash hand basin and low flush wc. Half wall tiling and terrazzo floor tiling. Pine boarded door from the L-shaped outer hall to:

Rear Secondary Entrance Hall/Porch

Having a glazed doorway connecting to the garden and also providing side pedestrian access.

Utility Room

Single drainer stainless steel sink unit. Range of storage cabinets. Plumbing for automatic dishwasher. Separate low flush wc.

Steps down to:

Country Breakfast Kitchen

3.75m x 3.60m (12'3" x 11'9")

Fitted range of Shaker style cupboards with pine handles in a cream painted finish complemented by granite countertops in an L-shaped formation. Fitted John Lewis double oven/grill and CDA four ring gas hob. 1.5 bowl stainless steel sink unit. Replacement sealed unit double glazed side window. Fitted pine dresser and glazed storage cabinets set to a tiled thrall. Two-night storage heaters. Open plan to:

Side Entrance/Kitchen Lobby

Having a pine stable style door connecting to the eastern side of the property and providing a secondary access point, if required. Single flight staircase rising to first floor landing. Quarter panelled pine door connecting to:

Second Sitting Room

4.60m x 3.00m (15'0" x 9'9")

Replacement sealed unit double glazed window and inner double-glazed window to Main Street aspect. Fitted cast iron wood burning stove set to a tiled hearth. Partially exposed brick wall detailing. Night storage heater.



FIRST FLOOR

Access from the main inner staircase hall to:

Landing

Alighted from a single flight staircase leads to a balustraded landing. Access to roof void. Night storage heater. Replacement sealed unit double glazed window and inner sealed unit double glazed window.

Bedroom One

3.65m x 3.65m (12'0" x 12'0")

Replacement sealed unit double glazed window and inner sealed unit double glazed window to Main Street aspect. Night storage heater.

En Suite Bathroom

Having a deep enamelled bath with a Triton independent electric shower above, pedestal wash hand basin and low flush wc. Replacement translucent sealed unit double glazed window. Enclosed airing cupboard housing lagged hot water cylinder.

Rear Bedroom Two

3.75m x 2.95m (12'3" x 9'9")

Replacement sealed unit double glazed window and inner sealed unit double glazed window to rear garden aspect. Wall mounted electric heater. Ornamental period hob grate.

Shower Room En Suite

Corner shower cubicle with Triton independent electric shower and folding glass screen enclosure, Heritage wash basin with storage cabinet beneath and tiled surround and a low flush wc. Wall mounted tubular heater. Small Velux sealed unit double glazed roof light.

Bedroom Three/Study

2.80m x 2.25m (9'3" x 7'3")

Replacement sealed unit double glazed window and inner sealed unit double glazed window to Main Street aspect.

Access from the secondary staircase via the kitchen side lobby to:

Secondary Landing

Rear Bedroom Four

3.35m x 2.70m (11'0" x 8'9")

Exposed brick chimney breast. Night storage heater. Replacement sealed unit double glazed side window. Useful enclosed storage closet above the stairwell.

Front Bedroom Five

4.20m x 3.70m (13'9" x 12'0")

Range of built in wardrobes and dressing table fixture with cupboards above. Sealed unit double glazed window to Main Street aspect. Electric radiator.

Bathroom Two

Fitted traditional white suite comprising a panelled bath with a independent electric shower above and glazed splash screen, Heritage pedestal wash hand basin and a low flush wc. Night storage heater.



CHARMING COTTAGE GARDENS

There is an attractive cottage garden with a delightful southerly aspect which slopes up and away from the property, with winding pathways leading to upper shaped lawns, informal seating areas offering pleasant, sheltered vantage points to relax and unwind, beyond which there is an upper flagstone terrace/garden courtyard. The garden is densely stocked with a range of ornamental trees and shrubs and without question, a particular feature of the sale.

There is a useful range of brick and pantile outbuildings which have been partially converted to create a small garden room with a double-glazed access door and side windows, featuring a quarry tiled floor and exposed stone inner internal wall, facing pleasantly back towards the garden courtyard.

An unusual charming and deceptive country garden which has the potential to be something quite special, being pleasantly sheltered and offering a high degree of privacy.

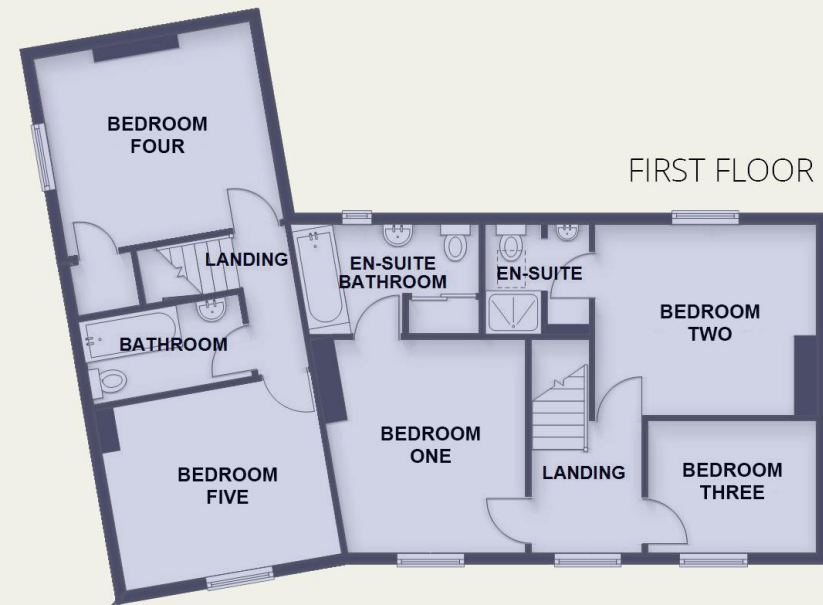
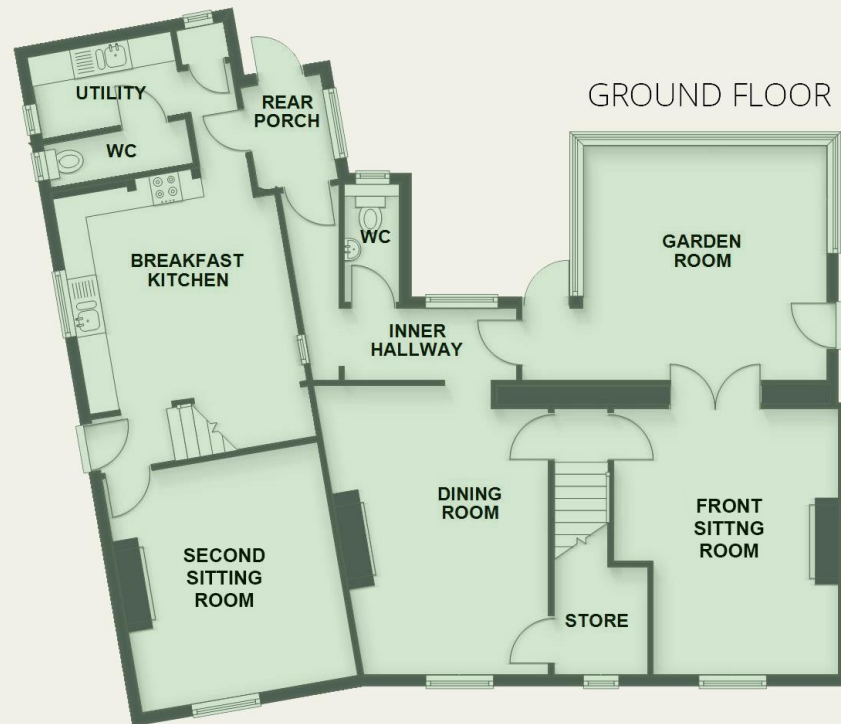
Side Covered Off Street Parking - Carport

Having a block paved base, open vaulted ceiling and brick threshold connecting to the side entrance door.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

Mains water, electricity and drainage connected.

Background electric central heating.

Replacement sealed unit double glazing.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Available Broadband

Basic 4 Mbps / Superfast 80 Mbps

Ultrafast 1800 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ●

EE - X Three - X

✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band D

Melton Borough Council

The Council Offices, Nottingham Road

Melton Mowbray

Leicestershire LE13 0UL

www.melton.gov.uk 01664 502502

VIEWING ARRANGEMENTS

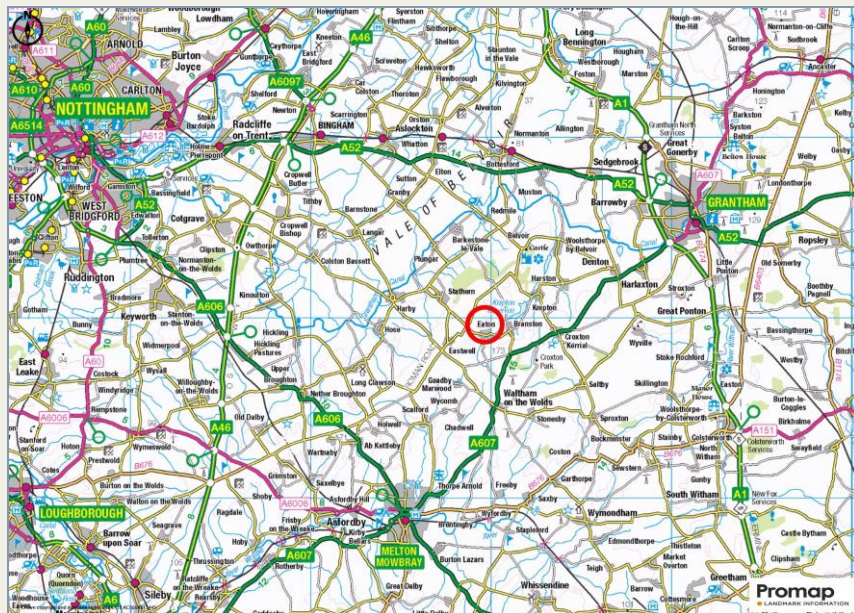
If you are interested in 20 Main Street and would like to arrange a viewing, please contact us on 01636 815544 www.smithandpartners.co.uk

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REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 2640-3049-3204-3035-6200

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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