



**28 Melton Road, Waltham On The Wolds, Melton
Mowbray, LE14 4AJ
Price £300,000**

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

28 Melton Road Waltham On The Wolds Melton Mowbray LE14 4AJ

A fantastic opportunity to acquire this two/three bedroom DETACHED stone built cottage in need of some cosmetic updating in the highly regarded village of Waltham on the Wolds near Melton Mowbray. The property benefits from recent redecoration throughout and retains a wealth of character features to include beamed ceilings, open fire, timber doors, quarry tiled flooring, uPVC double glazing, oil fired heating and a spacious garden.

In brief the property comprises breakfast kitchen, sitting room, dining room (which could be used as a ground floor bedroom), utility room/office, downstairs bathroom. Upstairs there are 2 further bedrooms. Outside the property benefits from a spacious elevated garden ideal for landscaping, there would also be space for a driveway/parking area (STPP). There are also three outhouse/stores within the garden which could be demolished to potentially make way for a ground and first floor extension (STPP) and the garden offers potential for development (STPP).

The strip of land to the right of the building is included within the title however there is a right of way to the field via 5 bar gate for agricultural purposes and a public foot path.

Waltham on the Wolds is a sought after village which is conveniently located 5 miles from Melton and 8 miles from Grantham. Grantham station has good rail links to London St Pancras and has a direct line which takes 60 minutes. Waltham has various local amenities to include a well renowned primary school, local public house and deli.





SUMMARY

BREAKFAST KITCHEN : Entered via a uPVC door to a breakfast kitchen comprising of a range of eye and base level units, composite inset sink, electric hob and oven, extractor fan, radiator, quarry tiled flooring, beamed ceiling, timber window seat, tiled splashbacks, understair store cupboard and stone stepped stairwell to first floor.

SITTING ROOM : A spacious room with picture rails, beamed ceilings, door to front door entrance, brick built surround with open fire and a radiator.

RECEPTION TWO/DOWNSTAIRS BEDROOM : A spacious room with radiator.

UTILITY ROOM/OFFICE : A multi purpose room with radiator, floor mounted oil fired boiler, door to cupboard housing the hot water cylinder and plumbing for washing machine.

DOWNSTAIRS BATHROOM : A suite comprising of low flush WC, ceramic sink, panelled bath with wooden side panels, shower enclosure with electric shower, radiator, tiled splashbacks.

BEDROOM ONE : A first floor double bedroom with radiator.

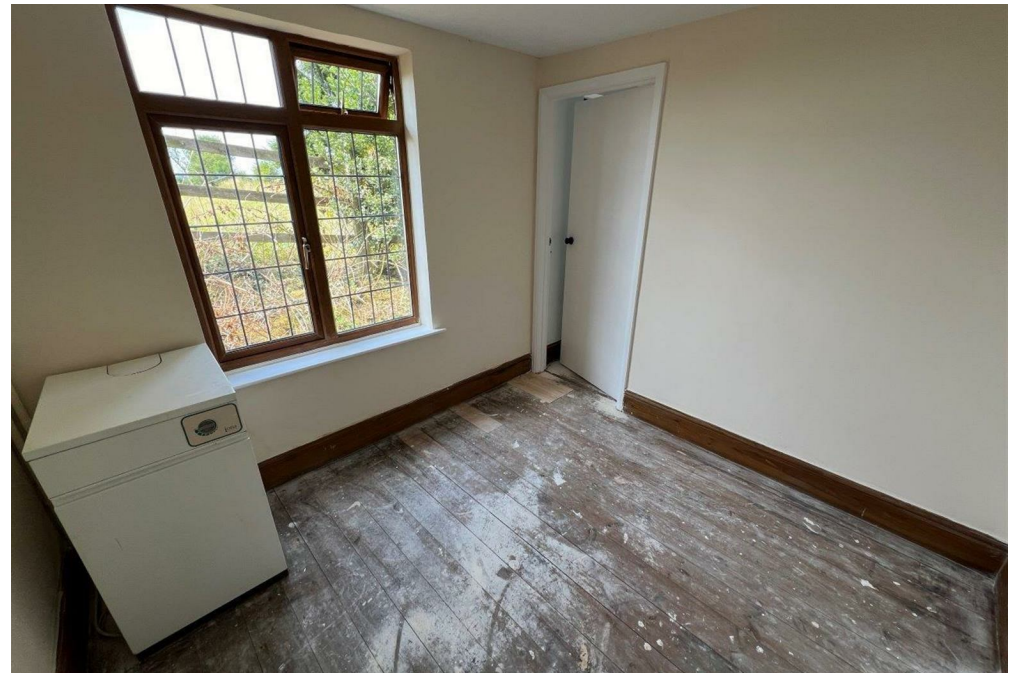
BEDROOM TWO : A first floor double bedroom with radiator.

OUTSIDE : There is a large mature elevated garden which has enormous potential for landscaping. The grounds would lend themselves to the installation of a driveway (STPP). The garden overlooks open fields. There are also 3 brick built coal houses which could be demolished to make way for a ground and first floor extension, again STPP.

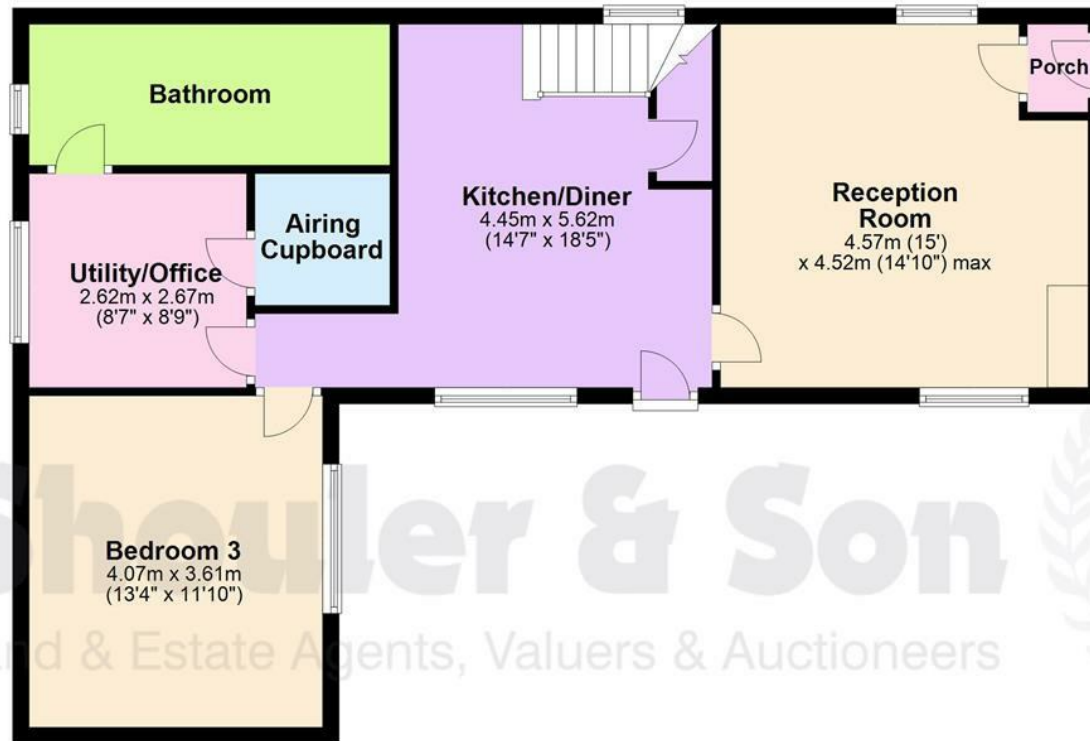
LOCATION

To locate the property head out of Melton towards Waltham on the A607. On entering Waltham pass the School on your left hand side and the property can be found shortly after on your left.

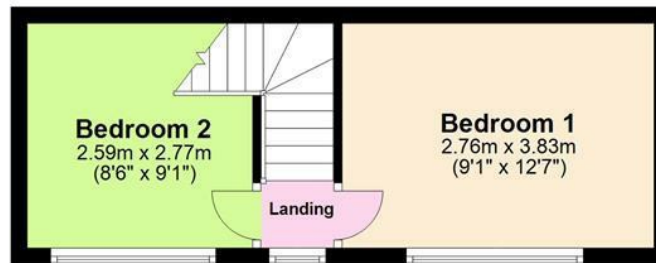




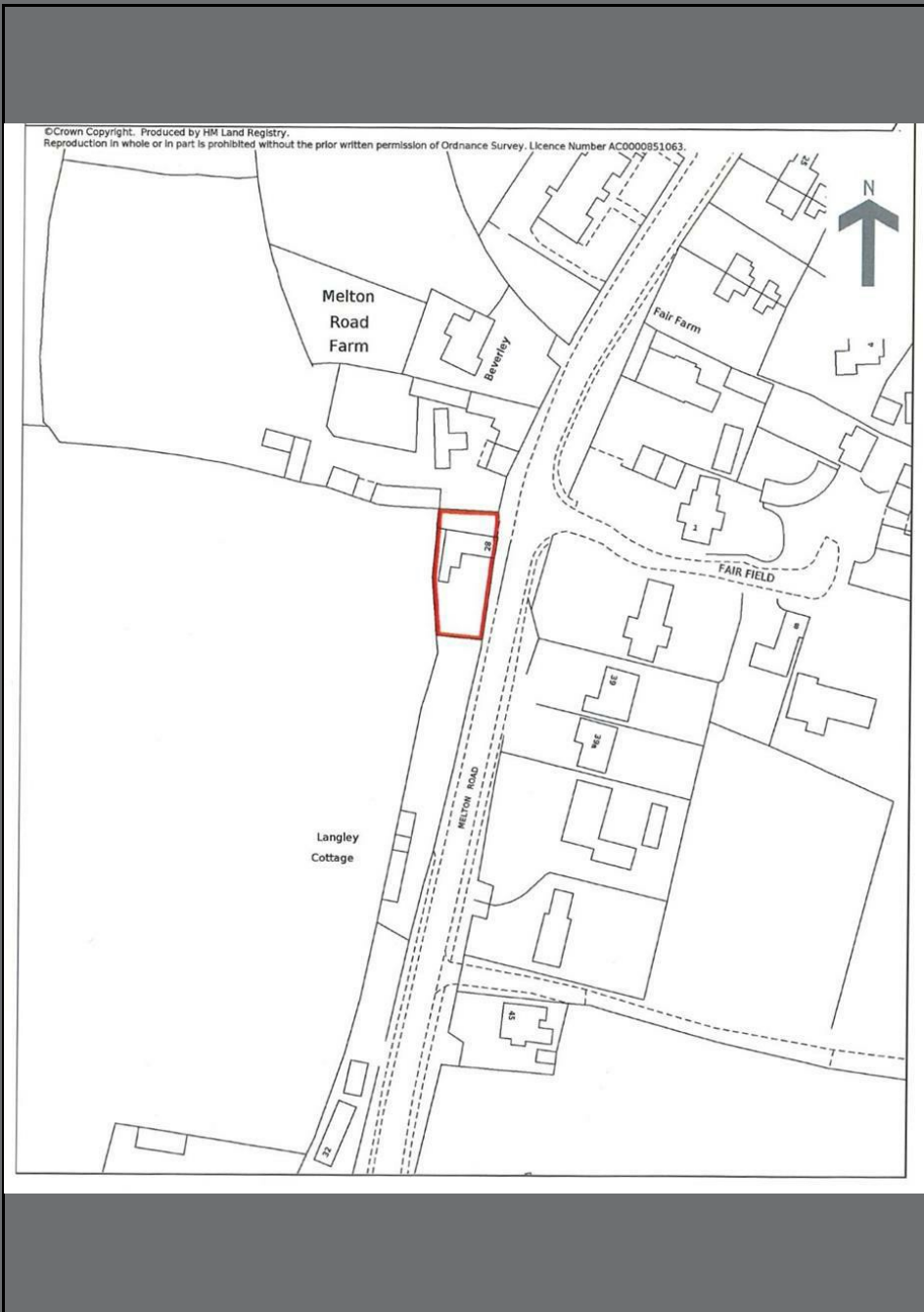
Ground Floor



First Floor



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



- DETACHED CHARACTER COTTAGE
- TWO/THREE BEDROOMS
- POTENTIAL FOR EXTENSION (STPP)
- POTENTIAL FOR DRIVEWAY (STPP)
- CHARACTER FEATURES THROUGHOUT
- RECENTLY REDECORATED
- OPEN VIEWS OVER COUNTRYSIDE
- SOUGHT AFTER VILLAGE
- TWO RECEPTION ROOMS
- OIL FIRED HEATING AND uPVC GLAZING



downsize.dined.holidays



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.