



**The Mulberries, 29 Main Street, Branston,
Leicestershire, NG32 1RU**

£775,000
Tel: 01949 836678

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A truly stunning individual detached and well thought out home, designed with a great deal of thought and attention to detail, finished to a high specification and combining both traditional and modern elements.

The property is beautifully appointed and has a number of attractive design details, the most obvious being its ironstone facade with stone window sills and quoins, double glazed casement windows, all lying beneath a pantiled roof.

Contemporary elements are added by way of full height double glazed aluminium lights which create a feeling of space as you walk in to a beautiful entrance hall with central staircase and high vaulted ceiling with delightful elevated aspects across fields to the front and the established garden at the rear.

There is underfloor heating to the ground floor with thermostat in each room, oak contemporary doors, deep skirting and architrave and many of the rooms with oak sills. There is CCTV, wiring for a car charging point and an air source heat pump for the hot water and heating.

The main kitchen living/dining area is a fantastic space which will undoubtedly become the heart of the home, beautifully appointed with a generous range of units and integrated appliances, granite preparation surfaces including island unit with oak breakfast bar. The area is flooded with light benefitting from windows to three elevations including French doors leading out into the garden. There is also a generous utility room off.

The sitting room provides a formal reception space, again with dual aspect and access out into the garden as well as fireplace with solid fuel stove. Leading off the hallway is a ground floor cloakroom.

From the galleried landing there are four double bedrooms, the master benefitting from both dressing room and ensuite bathroom, with separate well appointed family bathroom.

In addition the property is tastefully decorated throughout

with brushed metal light switches and the majority of sockets, many of which have USB integration and the main rooms are wired for wall mounted flat screen televisions with TV point in each bedroom.

The property is located in this pretty Vale of Belvoir hamlet and situated on an elevated but level plot tucked away off the lane with a generous level of off road parking behind secure field gate access with double garage having electric door.

The rear garden is generous by modern standards with flagged terrace, central lawn and established trees.

There is also planning permission granted in April 2022 for a single storey wrap around extension to the rear and full details can be found on Melton Borough Council planning portal under reference 21/00718/FULHH.

Viewing comes highly recommended to appreciate both the location and accommodation on offer.

Branston lies in the Vale of Belvoir village lying approximately 1 mile (1.6 km) north of the A607 road, 7 miles (11 km) south-west of Grantham and 7 miles north-east of Melton Mowbray. Amenities can be found in the market towns of Bingham, Melton Mowbray and Grantham and from Grantham a high speed train to Kings Cross in just over an hour. The A1 and A52 are easily accessible from the village.

A CONTEMPORARY ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

ENTRANCE HALL

13'9 x 9'7 (4.19m x 2.92m)



A stunning initial entrance having high vaulted ceiling up to a galleried landing above, central spindle balustrade staircase with useful storage beneath, natural Limestone flooring, deep oak skirting and architrave, fully height double glazed window to the front flooding this area with light and creating a fantastic initial impression.

CLOAKROOM

8'0 x 3'3 (2.44m x 0.99m)



Having Roca half pedestal wc with concealed cistern, Laufen vanity unit with wash basin, tiled splashbacks, continuation of the Limestone flooring, shaver point, extractor and double glazed window.

SITTING ROOM

16'8 x 14'0 (5.08m x 4.27m)



Flooded with light benefitting from windows to two elevations including two pairs of French doors leading out into the garden, the focal point of the room is a finished stone fireplace with solid fuel stove, inset downlighters to the ceiling, wiring for wall mounted TV, oak courtesy door into the double garage.



LIVING / DINING KITCHEN

32'10 x 14'5 (10.01m x 4.39m)



A superb open plan everyday living/entertaining space, beautifully appointed with a generous range of Shaker style units and marble preparation surfaces, central island unit with an integrated oak breakfast bar and concealed power and USB points. Integrated appliances include AEG induction hob with downdraught extractor, Neff combined microwave/steam/oven with warming drawer beneath and further Neff oven, integrated Bosch dishwasher, pull out recycling drawer, under mounted ceramic twin bowl sink with swan neck mixer tap and Franke boiling tap. Inset downlighters and pendant lights to the ceiling, double glazed windows to two elevations.





The living/dining area has additional double glazed window and French doors leading out into the rear garden, continuation of the Limestone flooring with underfloor heating throughout.

UTILITY ROOM

13'9 x 6'5 (4.19m x 1.96m)



Appointed to complement the kitchen with a good range of integrated units including central alcove with American style fridge freezer, space and plumbing for washing machine and tumble drier, wine cooler, Belfast style ceramic sink, continuation of the tiled floor, inset downlighters to the ceiling and exterior doors to the front and rear.

RETURNING TO THE ENTRANCE HALL A CENTRAL STAIRCASE WITH OAK HANDRAILS RISES TO THE FIRST FLOOR:

SPLIT LEVEL GALLERIED LANDING



Having wonderful vista to both the front and rear with full height double glazed window affording aspect across fields, high vaulted ceiling, two contemporary column radiators, door to:

MASTER SUITE

Comprising a generous dual aspect double bedroom, walk through dressing room and ensuite bathroom.

BEDROOM

16'8 x 14'5 (5.08m x 4.39m)



Having high pitched ceiling and dual aspect with wonderful elevated views across fields, column radiators, inset downlighters to the ceiling and open doorway into:

WALK THROUGH DRESSING ROOM

8'0 x 7'7 (2.44m x 2.31m)



Having part pitched ceiling with inset downlighters and conservation skylight, open doorway to:

ENSUITE BATHROOM

9'9 x 7'7 (2.97m x 2.31m)



Beautifully appointed with free standing double ended bath with wall mounted mixer tap, walk in double width wet area with flush mounted shower mixer, rainwater rose and separate shower handset, Roca half pedestal wc, vanity unit with wash basin and free standing mixer tap, shaver point, contemporary towel radiator and conservation skylight.

BEDROOM 2

13'0 x 11'0 (3.96m x 3.35m)



A well proportioned double bedroom having aspect to the side, inset downlighters to the ceiling, column radiator and two double glazed windows.

BEDROOM 3

10'9 x 10'0 (3.28m x 3.05m)



A further double bedroom having delightful aspect into the rear garden, access to loft space, inset downlighters to the ceiling, column radiator and double glazed window to the rear.

BEDROOM 4

10'8 x 10'0 max (3.25m x 3.05m max)



Again a double bedroom having delightful aspect to the side, inset downlighters, column radiator and double glazed window.

BATHROOM

9'0 x 6'10 min (2.74m x 2.08m min)



Appointed with free standing double ended bath with wall mounted mixer tap, large shower enclosure with glass screen and wall mounted shower mixer, inset downlighters to the ceiling, vanity unit with elliptical basin and free standing mixer tap, Roca half pedestal wc, timber effect floor, contemporary towel radiator, inset downlighters to the ceiling, obscure double glazed window to the side.

EXTERIOR



The property occupies a deceptive plot tucked away off an initial private driveway and field gate access onto a substantial stone chipping driveway providing an excellent

level of off road parking, with established borders and timber fence perimeter.

DOUBLE GARAGE

18'3 x 17'6 (5.56m x 5.33m)



Having electric sectional door, power and light, pressurised hot water system, courtesy door at the rear.

REAR GARDEN

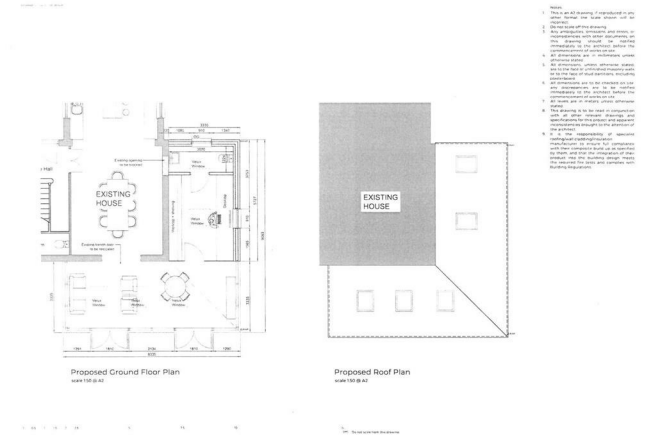


The rear garden is generous by modern standards with large lawn, stone terrace linking back into both the sitting room and living area of the kitchen creating an excellent outdoor entertaining space. The garden is well stocked with established trees, further paved terrace at the foot

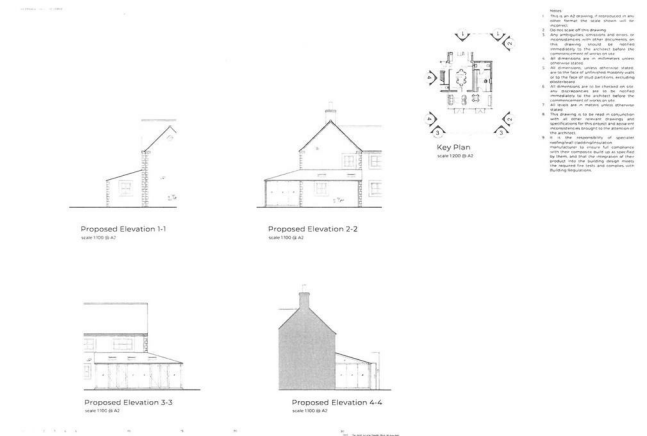
with pergola and all enclosed by stock-proof and timber fencing.



PLANNING PERMISSION



Planning has been granted in April 2022 for the erection for a single storey wrap around extension to the rear creating an additional large reception/garden room. Details can be found on the Melton Borough Council planning portal under reference 21/00718/FULHH.

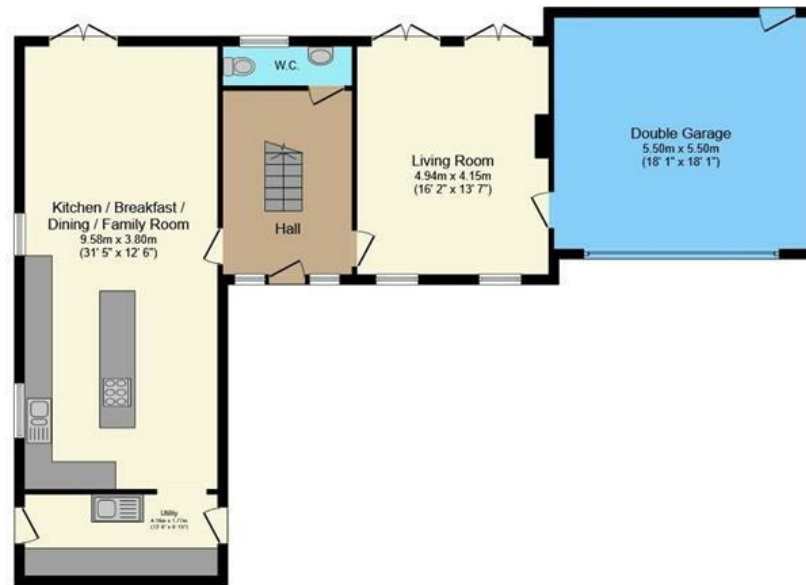


COUNCIL TAX BAND

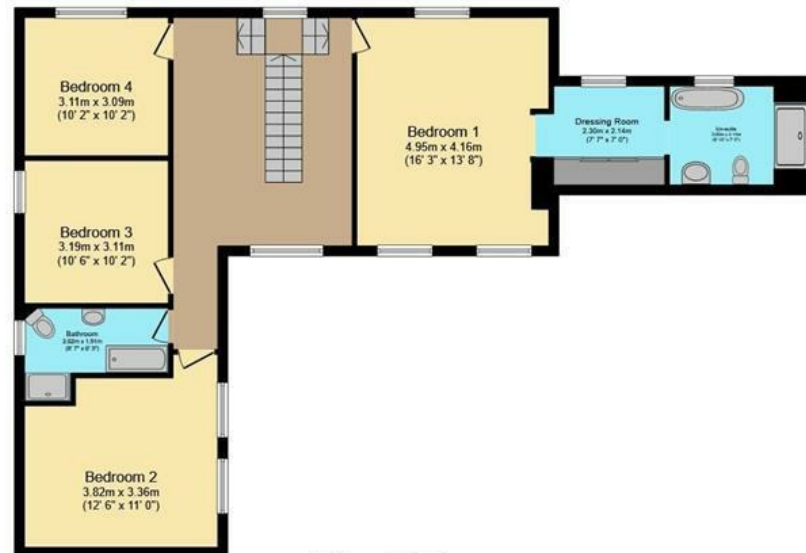
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TENURE

Freehold



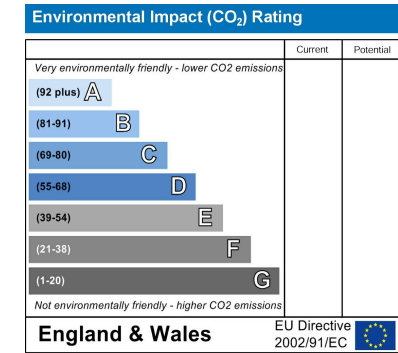
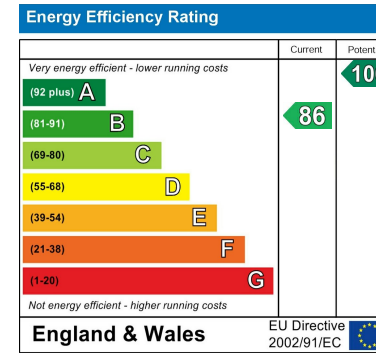
Ground Floor



First Floor

Total floor area 206.4 sq.m. (2,221 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.



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