



**18 Main Street, Eastwell, Leicestershire,
LE14 4EH**

No Chain £350,000
Tel: 01949 836678

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

An opportunity to purchase a particularly attractive semi detached period cottage which boasts a wealth of character and features, having stone and brick elevations beneath a slate tiled roof and occupying what is a generous plot by modern standards, benefitting from a southerly rear aspect, the total plot extending to approx. 150 ft in length.

Internally the property offers a versatile level of accommodation, lying in the region of 1,000 sq.ft., and has been tastefully modernised over recent years with contemporary fixtures and fittings having modern kitchen, shower room and ground floor cloak room as well as oak internal doors, neutral decoration, UPVC double glazing and upgraded boiler.

The accommodation comprises initial entrance hall with attractive turning staircase and useful ground floor cloak room off, the hallway leading to an L shaped, open plan dining kitchen, with lean to conservatory off, which offers a good level of space and a pleasant aspect into the rear garden. Leading off the living area of the kitchen is a pleasant sitting room with feature fireplace and inset log burning stove. To the first floor there are two double bedrooms, a contemporary shower and separate WC.

As well as the internal accommodation the property occupies a delightful plot within this quaint village, set back behind a walled frontage with driveway providing off road car standing and a detached garage with useful workshop/utility area at the rear. The rear garden is an attractive feature of the property, generous by modern standards, overlooking a paddock to the west and south facing at the rear.

Subject to consent the outdoor space could offer scope to expand the accommodation further, adding to the potential of this delightful home which comes to the market with no upward chain.

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

EASTWELL

Eastwell lies in the Vale of Belvoir and amenities can be found in the adjacent village of Stathern including primary school and village shop. Further facilities can be found in the nearby market towns of Bingham, Grantham and Melton Mowbray and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A52, A46 and A1.

A WOOD GRAIN EFFECT COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

7'5" x 8'5" max into stairwell (2.26m x 2.57m max into stairwell)



An L shaped entrance hall having attractive timber effect tiled floor, deep skirting, central heating radiator and turning staircase rising to the first floor with useful under stairs storage cupboard beneath.

Further oak internal doors leading to:

GROUND FLOOR CLOAK ROOM

6'5" x 3'9" (1.96m x 1.14m)



Having a contemporary suite comprising close coupled WC and gloss vanity unit with inset rectangular washbasin and chrome mixer tap, tongue and groove effect panelling, floor standing Grant oiled fired central heating boiler and deep skirting.

OPEN PLAN L SHAPED LIVING/DINING KITCHEN

15'8" max x 18'8" max (4.78m max x 5.69m max)



A well proportioned, light and airy, open plan space which comprises initial reception area ideal for formal dining and leading through into an open plan living kitchen with pitched ceiling and double glazed windows overlooking the rear garden. The initial dining space has continuation of the timber effect tiled floor, deep skirting, inset downlighters to the ceiling and a range of wall and base units providing a good level of storage with oak butcher's block effect work surface. The dining room in turn opens out into the living kitchen having part pitched ceiling, large free standing island unit providing an excellent working area with useful storage beneath, under counter fridge and inset electrical outlet, continuation of the wood effect tiled floor and double glazed window to the rear. This area, in turn, is open plan to the kitchen which is fitted with a range of wall, base and drawer units, having two runs of butcher's block preparation surfaces, under mounted Belfast style sink with chrome swan neck mixer tap and tiled splash backs, integrated Beko ceramic electric hob with chimney hood over and single oven beneath, plumbing for washing machine, continuation of the tiled floor and double glazed windows to two elevations.

A further timber door leads through into:



LEAN TO CONSERVATORY

10'10" x 6'7" (3.30m x 2.01m)

A useful addition to the property providing a seating area or simply a rear entrance porch with timber effect tiled floor, central heating radiator, pitched roof, sealed unit double glazed side lights and French door into the garden.

RETURNING TO THE DINING AREA OF THE KITCHEN A FURTHER DOOR LEADS THROUGH INTO:

SITTING ROOM

13'7" x 13' (4.14m x 3.96m)



A pleasant sitting room the focal point of which is a chimney breast with attractive exposed brick fireplace with granite hearth and inset solid fuel stove, alcoves to the side, deep skirting, two central heating radiators and double glazed window to the front.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE, WITH DOUBLE GLAZED WINDOW TO THE FRONT, RISES TO:

FIRST FLOOR LANDING



Having access to loft space above and high level storage cupboard.

Further oak internal doors leading to:

BEDROOM 1

13'2" x 11'10" (4.01m x 3.61m)



A well proportioned double bedroom having central heating radiator, built in airing cupboard which also houses the hot water cylinder, useful alcove to the side and double glazed window to the front.



BEDROOM 2

10' max into alcove x 8'11" (3.05m max into alcove x 2.72m)



A further double bedroom having aspect to the rear with delightful far reaching views beyond, central heating radiator and double glazed window.

SHOWER ROOM

9'4" x 5'7" (2.84m x 1.70m)



Tastefully appointed having been modernised with a contemporary suite comprising large double length shower enclosure with initial drying area, glass screen and wall mounted, digital shower thermostat and handset and vanity unit with quartz effect vanity surface, inset washbasin and chrome mixer tap, fully tiled walls, contemporary towel radiator, inset downlighters to the ceiling and double glazed window.

SEPARATE WC

4'4" x 2'10" (1.32m x 0.86m)



Having contemporary close coupled WC. tongue and groove effect panelling, period style tile effect floor and obscured single glazed window to the front.

EXTERIOR



The property occupies a delightful setting within this pretty Vale of Belvoir village, set back behind a walled frontage having low maintenance gravelled borders with inset

shrubs. A driveway provides off road car standing and, in turn, leads to a detached garage. The rear garden is a delightful feature of the property, generous by modern standards and offering a just off southerly aspect overlooking the adjacent paddock and far reaching views beyond. The garden is mainly laid to lawn but well stocked with an abundance of trees and shrubs, having a useful aluminium greenhouse, raised vegetable bed and paved seating area which links back into the lean to conservatory.





GARAGE

16'6" deep x 11' wide (5.03m deep x 3.35m wide)



Having up and over door, power and light, window to the side, useful workshop area to the rear and cold water supply.



<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

WORKSHOP

11' wide x 7'5" deep (3.35m wide x 2.26m deep)

Having courtesy door to the side and window at the rear.

COUNCIL TAX BAND

Melton Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains electric, water and drainage. Heating is oil fired (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

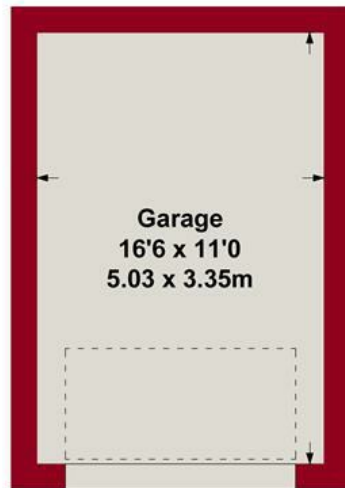
Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-



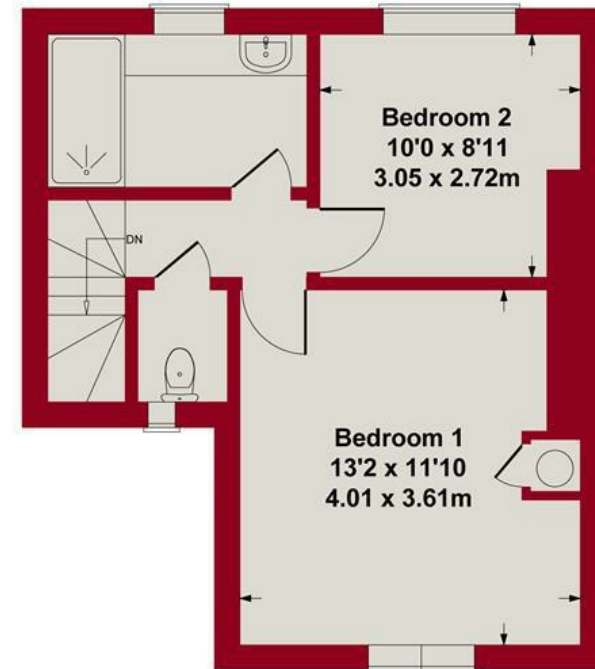
OUTBUILDING



GARAGE



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		73
	26	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers