



**Homesfield 13 Middle Street, Barkestone Le
Vale, Leicestershire, NG13 0HB**

£650,000
Tel: 01949 836678

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

We have pleasure in offering to the market this immaculately presented, detached, family orientated home located in a central village location on an established plot which is set well back from the lane, affording an excellent level of off road parking and double garage. The plot is level and provides a pleasant outdoor space landscaped to the front and rear.

The property itself offers an attractive double fronted design with central porch which leads through into an impressive initial entrance hall with a beautiful staircase rising to a galleried landing above. The ground floor accommodation extends to three main reception areas but the heart of the home is its impressive, open plan, living/dining kitchen which has been extended to the rear elevation to create a fantastic light and airy space with central sky lantern and bifold doors leading out into the rear garden. The kitchen is beautifully appointed with a generous range of units providing excellent storage and finished in heritage style colours with granite preparation surfaces and integrated appliances with a useful utility off. In addition the three receptions offer a great deal of versatility with formal dining, a main sitting and the current home office providing a further, well proportioned reception space which would be large enough to create a further snug or playroom.

To the first floor there are four double bedrooms the master of which provides a well proportioned suit comprising double bedroom with large walk in dressing room and ensuite facilities. The three further double bedrooms provide a good level space and are serviced by a family bathroom.

The property is tastefully presented throughout and viewing comes highly recommended to appreciate both the location and accommodation on offer.

BARKESTONE LE VALE

Barkestone Le Vale lies in the Vale of Belvoir and there is a well regarded primary school in the adjacent village of Redmile with further schools in Bottesford together with shops, doctors surgeries, public houses and restaurants. The village has Fast Fibre Broadband and is conveniently

placed for travelling on the A52 and A46 with road links to A1 and M1. The market towns of Melton Mowbray, Grantham and Bingham provide further amenities and from Grantham there is a high speed train to King's Cross in just over an hour.

AN OPEN FRONTED STORM PORCH WITH DOUBLE GLAZED WOOD GRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

MAIN ENTRANCE HALL

15'10" x 10' (4.83m x 3.05m)



An attractive initial entrance vestibule having the central feature of a spindle balustrade staircase rising to a first floor galleried landing above, deep skirtings and architrave, central heating radiator and further doors leading to:



MAIN SITTING ROOM

18' into bay x 11'11" (5.49m into bay x 3.63m)



A light and airy, well proportioned space which links through into the dining room combining to create a perfect everyday living/entertaining area having attractive walk in double glazed bay window to the front, finished stone Minton style fire surround and mantel with inset gas flame coal effect fire, central heating radiator and open doorway leading through into:



DINING ROOM

12'8" x 9'7" (3.86m x 2.92m)



A further versatile reception overlooking the rear garden, fitted with a row of integrated furniture providing an excellent storage and having central heating radiator, double glazed French doors and a further door returning to the main entrance hall.



STUDY

9' x 6'6" (2.74m x 1.98m)



A versatile reception ideal as a home office having aspect into the rear garden with central heating radiator and double glazed window.

OPEN PLAN LIVING/DINING KITCHEN

18'7" x 17'9" (5.66m x 5.41m)



A stunning, light and airy open plan space which has been extended to the rear elevation creating a wonderful room which will undoubtedly become the hub of the home. The room is flooded with light having a central clear glass triple glazed sky lantern, a run of bifold doors and a further aluminium double glazed door and side light into the garden. The initial kitchen is beautifully appointed being fitted with a generous range of Shaker style units having full height larder units with brush metal fittings, granite preparation surfaces including central island unit which provides a fantastic working area with integral breakfast bar for informal dining, undermounted sink with brush metal articulated mixer tap and separate boiling tap, integrated appliances including under counter microwave, free standing range and dishwasher, space for free standing fridge freezer, attractive stone tiled floor, contemporary radiator, inset downlighters to the ceiling and a further door leading to:



UTILITY ROOM

5'8" x 7' (1.73m x 2.13m)

A really useful space which is tastefully appointed having integrated storage complementing the main kitchen with full height cloaks and larder cupboard, additional base unit with granite preparation surface over, plumbing for washing machine, space for tumble dryer, central heating radiator and double glazed window.

SNUG/HOME OFFICE

13'5" x 8'4" (4.09m x 2.54m)



A versatile reception currently utilised as a home office but would be large enough to provide an additional sitting or play room having integrated furniture, central heating radiator and double glazed window to the front.



GROUND FLOOR CLOAK ROOM

6'4" x 4'10" max (1.93m x 1.47m max)



An L shaped room having a two piece contemporary suite comprising close coupled WC and vanity unit with inset washbasin, fully tiled walls and contemporary towel radiator.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE CENTRAL SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING



Having built in airing cupboard, access to loft space, central heating radiator a further doors leading to:



MASTER BEDROOM SUITE

A stunning master suite comprising a double bedroom with walk in fitted dressing room off and ensuite facilities.

MASTER BEDROOM

11'4" x 12'4" (3.45m x 3.76m)



Having central heating radiator, double glazed window to the front and open doorway into:



WALK IN DRESSING ROOM

10' x 6'4" (excluding wardrobes) (3.05m x 1.93m (excluding wardrobes))



Beautifully appointed having a range of integrated bespoke furniture with full height wardrobes and low level drawer units providing an excellent level of storage with central heating radiator and double glazed window.

ENSUITE SHOWER ROOM

9'5" x 6' (2.87m x 1.83m)



Having a contemporary suite comprising large walk in shower enclosure with initial drying area, glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, wall hung WC with concealed cistern, vanity unit with inset Duravit washbasin, fully tiled walls and contemporary towel radiator.



BEDROOM 2

13'5" (excluding wardrobes) x 11'8" (4.09m (excluding wardrobes) x 3.56m)



A further well proportioned double bedroom having aspect into the rear garden with run of built in wardrobes, central heating radiator and double glazed window.

BEDROOM 3

11'8" x 9'8" (excluding wardrobes) (3.56m x 2.95m (excluding wardrobes))



Having a run of fitted furniture with full height wardrobes, central heating radiator and double glazed window to the rear.

BEDROOM 4

12'10" max x 10'9" max (3.91m max x 3.28m max)
An L shaped double bedroom having aspect to the front with central heating radiator and double glazed window.

BATHROOM

8'9" max x 7'4" max (2.67m max x 2.24m max)



An L shaped room having a modern three piece white suite comprising tiled panelled bath with chrome mixer tap and further wall mounted shower mixer with glass screen, WC with concealed cistern and pedestal washbasin with tiled splash backs with glass mosaic border inlay, towel radiator and double glazed window to the rear.

EXTERIOR



Homesfield occupies a pleasant established plot set well back from the lane which provides an excellent level of off road parking having a considerable block set driveway providing car standing for numerous vehicles. This, in turn, leads to a generous double garage. The remainder of the garden is laid to lawn with purple slate borders with established trees and shrubs and box hedging bordering a central pathway which leads to the main entrance. A courtesy gate gives access to the side and, in turn, to the rear of the property where there is a pleasant, enclosed, garden having a substantial paved terrace which links back into both the living area of the kitchen and the main dining room, providing an excellent outdoor entertaining space which leads out onto a central lawn, the garden enclosed in the main by brick walls, hedging and fencing.



DOUBLE GARAGE

18'11" x 18'4" (5.77m x 5.59m)

Having twin up and over doors, power and light and useful storage in the eaves.

COUNCIL TAX BAND

Melton Borough Council - Band G

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, drainage,

electric and water (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:-

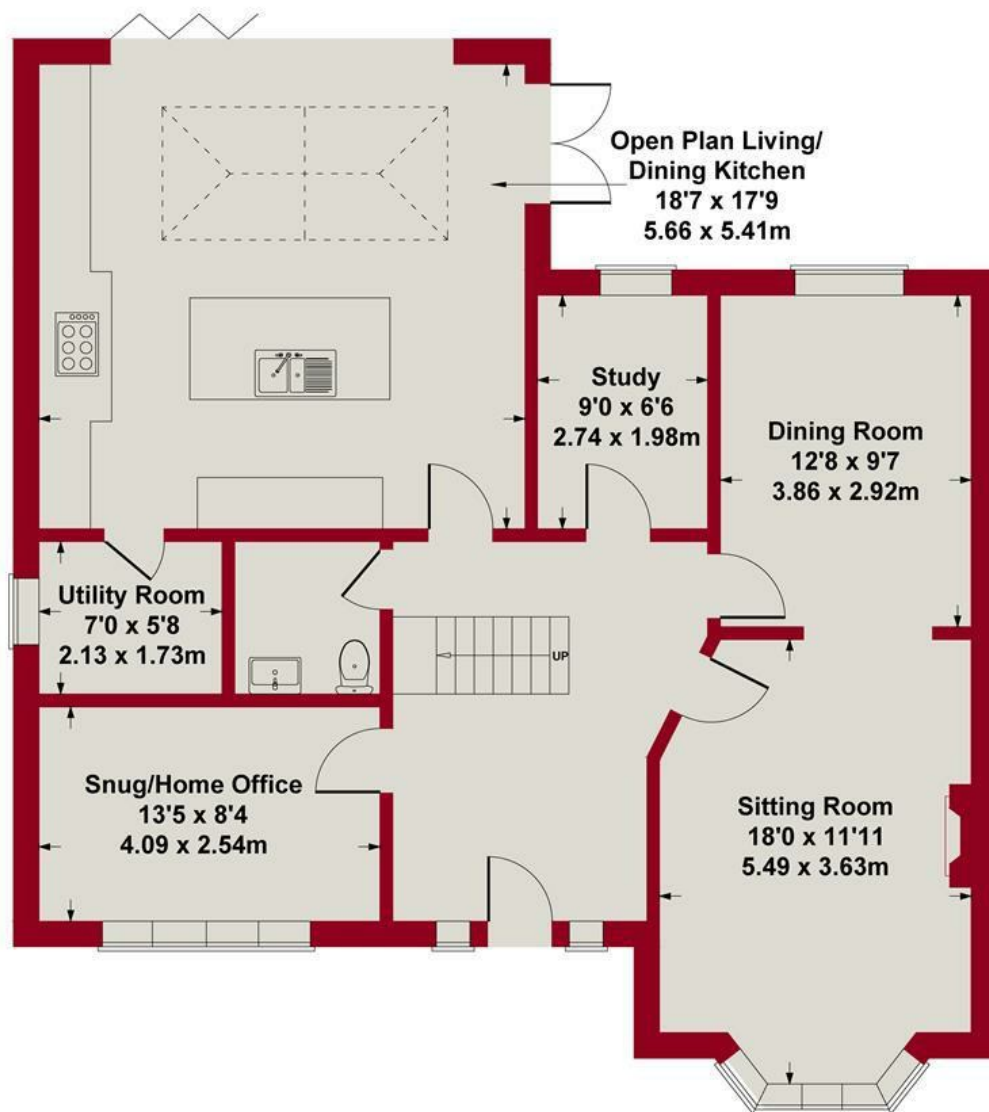
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

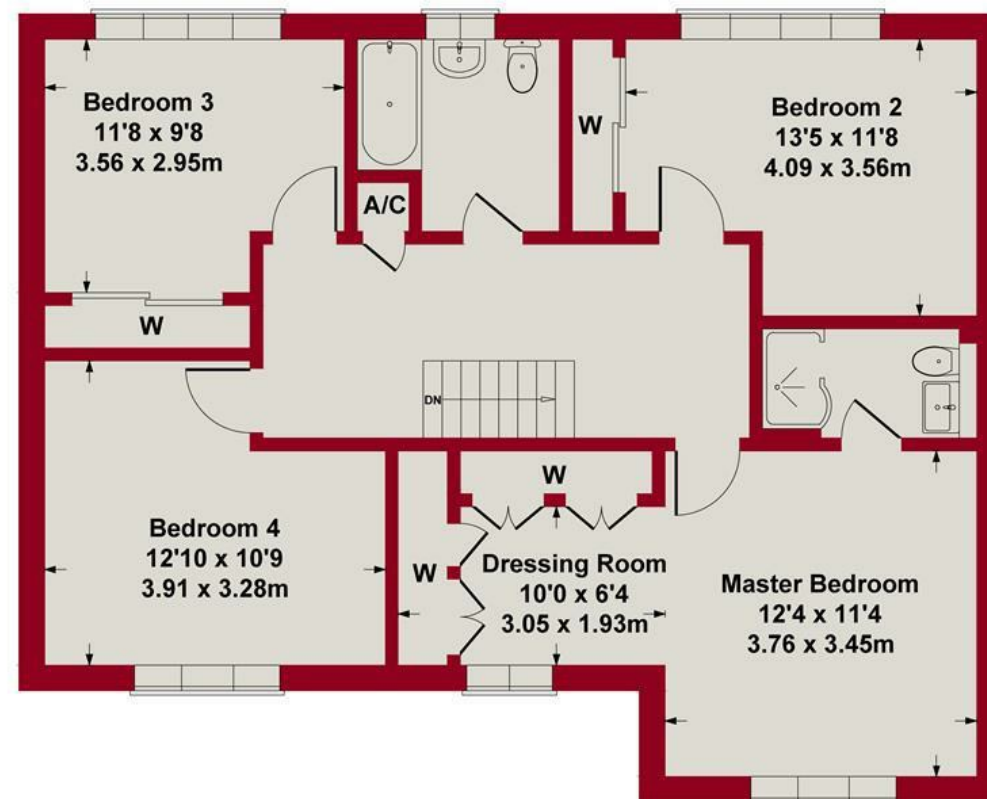
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



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. 2025



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		
	77	84
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



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