



11 Chapel Street, Barkestone le Vale,
Leicestershire, NG13 0HL

£280,000

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

- Traditional Timber Framed Semi Detached Home
- 3 Bedrooms
- Ensuite & Main Shower Room
- Contemporary Fixtures & Fittings
- Tastefully Modernised Throughout
- Versatile Living Over 2 Floors
- Generous Established Gardens
- Ample Off Road Parking
- Pleasant Village Setting
- Viewing Highly Recommended

An opportunity to acquire a deceptively spacious timber framed semi detached home which has seen a tasteful programme of modernisation over the years and offers versatile living over two floors with the potential to be used both as a single or two storey home making it ideal for those looking to downsize.

The property benefits from modern fixtures and fittings with the accommodation comprising an initial open plan breakfast kitchen beautifully appointed with a generous range of contemporary units and integrated appliances with a good level of built in storage. The kitchen links through into the sitting room with an aspect over the rear garden. This, in turn, links into a central hallway with dining room/ground floor bedroom three which also links into a conservatory at the rear and, in turn, the garden. The conservatory area is split into two providing an additional sun room overlooking the garden. The ground floor also benefits from a beautifully appointed contemporary shower room. To the first floor there are two further double bedrooms, one of which benefits from ensuite facilities.

The property is tastefully presented throughout in neutral decoration and benefits from UPVC double glazing and gas central heating.

As well as the internal accommodation the property occupies a delightful plot which is generous by modern standards, set well back from the lane behind an established frontage with ample off road parking which, in turn, leads through into the rear garden. This is again an excellent outdoor space of good proportions, having a central lawn, well stocked perimeter borders, several seating areas providing different spaces to sit and relax, particularly in the summer months. Encompassed within the garden is both a useful timber storage shed and a substantial timber cabin which would make an excellent home office, home gym or simply a workshop/storage shed.

Overall 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.

A CANOPIED PORCH WITH UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

KITCHEN

21'6 max x 11'0 max (6.55m max x 3.35m max)

A well proportioned space benefitting from a dual aspect and reconfigured from the original design to create an excellent well proportioned kitchen area. Beautifully appointed with a range of contemporary wall, base and drawer units, generous runs of corien style preparation surfaces with under mounted one and third bowl sink unit with articulated mixer tap. Integrated appliances include Bosch four ring ceramic hob with Smeg stainless steel and glass chimney hood over, Bosch oven beneath, integrated Bosch under counter fridge and separate freezer, integrated Bosch dishwasher and washer dryer.

In addition inset downlighters to the ceiling, feature exposed internal brickwork, two central heating radiators, UPVC double glazed windows to the front and rear elevations, built in cupboard housing the upgraded Baxi gas central heating boiler and providing useful storage beneath, separate walk-in pantry unit providing useful cloaks hanging space and additional storage.

An open doorway leads through into:

SITTING ROOM

17'2 max x 11'0 (5.23m max x 3.35m)

A well proportioned light and airy reception benefitting from large double glazed window to the front, the focal point of the room is an attractive period style cast iron fire surround and mantle with tiled hearth and inset coal effect fire, arched alcoves to the side, coved ceiling with central light point, central heating radiator and door through into:

INNER HALLWAY

10'8 x 8'8 max (3.25m x 2.64m max)

Having spindle balustrade turning staircase with useful storage beneath, built in cupboard also housing the electrical consumer unit, central heating radiator and door to:

DINING ROOM

10'9 x 10'5 (3.28m x 3.18m)

A versatile room having central heating radiator, UPVC double glazed window to the rear and French doors leading into:

CONSERVATORY

11'6 x 11'9 (3.51m x 3.58m)

A useful addition to the property providing further flexible reception space and having pitched roof, UPVC double glazed side panels and French doors leading out to the rear, central heating radiator.

REAR ENTRANCE / STUDY

11'5 x 5'8 (3.48m x 1.73m)

Formerly part of the conservatory which has been partitioned to create a useful second rear entrance hall but would make an excellent study area overlooking the rear garden, central heating radiator, pitched roof, double glazed windows and French door with integral blinds.

SHOWER ROOM

7'2 x 5'9 (2.18m x 1.75m)

Tastefully appointed having been modernised with an attractive contemporary suite comprising large double width shower enclosure with glass screen and wall mounted shower mixer, a run of vanity units providing a useful level of storage, WC with concealed cistern and vanity surface over with integrated basin, chrome mixer tap and contemporary tiling, contemporary towel radiator, underfloor heating and double glazed window.

FROM THE INNER HALLWAY A TURNING STAIRCASE RISES TO THE:

FIRST FLOOR LANDING

Having ceiling light point and doors to:

BEDROOM 1

11'5 max x 15'2 max (3.48m max x 4.62m max)

A well proportioned double bedroom having pleasant aspect to the front across the garden and Vale countryside beyond, part pitched ceiling with access to loft space, central heating radiator, large walk-in dormer window and door leading through into:

ENSUITE BATHROOM

6'2 x 5'5 (1.88m x 1.65m)

Having panelled bath, close coupled wc, wall mounted wash basin, central heating radiator and Velux skylight.

BEDROOM 2

15'8 max x 11'0 (4.78m max x 3.35m)

A further double bedroom having delightful aspect to the front, part pitched ceiling, central heating radiator and UPVC double glazed window.

EXTERIOR

The property occupies a pleasant established plot which is relatively generous by modern standards, set back from the road behind a post and rail fenced frontage with five bar timber gate leading onto a generous driveway with adjacent well maintained lawn and established borders. A further timber courtesy gate gives access into the rear garden which has been designed for relatively low maintenance with stone chipping seating areas, timber edged lawn and offering a relatively good degree of privacy. Within the garden is a useful timber storage shed as well as a:

TIMBER CABIN

18'0 x 11'10 (5.49m x 3.61m)

Located at the foot of the garden this cabin is manufactured by Finn Forest. A versatile space which could be utilised for a variety of purposes, ideal as an outdoor home office, playroom or even occasional guest room and is laid out with an initial L shaped reception space with further enclosed room, useful storage in the eaves, power and light and windows to two elevations.

COUNCIL TAX BAND

Melton Borough Council - Tax Band B.

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).

Please note the property is timber framed

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

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













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		
	72	79
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		
	49	59
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.

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



RICS



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