



12 School Hill, Sproxton, Melton Mowbray, LE14 4RB

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Delightful Character Cottage
- Three Spacious Bedrooms
- Open Plan Living & Dining Area
- Generous South Facing Rear Garden
- Desirable Village Location
- No Onward Chain
- Two Outbuildings
- Scope to Further Improve
- EPC Rating E
- Freehold

£259,950





Set in the heart of the popular village of Sproxtton is this eye-catching cottage, boasting generously proportioned accommodation throughout including an open plan living and dining room, country-style kitchen with a separate pantry, three spacious double bedrooms and a three-piece bathroom. Positioned on a desirable plot within the heart of the village, boasting a blank-canvas rear garden along with two useful outbuildings. Offered for sale with no onward chain, internal viewings are strongly recommended to truly appreciate this delightful home.

As you approach the property from the front, a partly glazed entrance door leads you into the entrance hall, offering space for coats and shoes along with a useful understairs storage cupboard. An inner door leads through to the open-plan dining and living area, with dual-aspect windows and a feature fireplace. The kitchen has been fitted with a range of wall and base units, with undercounter space for appliances. A door leads through to the Pantry, a great further storage space. A door from the living room leads to the stairs flowing to the first-floor landing. From here you have three spacious double bedrooms, two of which boast built-in storage. The three-piece bathroom completes the first floor.

The property sits on a generous plot, a shared access alleyway leads around to the gated rear garden. The rear garden is mainly laid to lawn with unplanted borders. Two outbuildings are positioned within the garden providing excellent external storage. Internal viewings are strongly recommended at the earliest opportunity.

Entrance Hall 2.39m x 2.09m (7'10" x 6'11")

Dining Room 4.98m x 2.40m (16'4" x 7'11")

Living Room 3.95m x 3.94m (13'0" x 12'11")

Kitchen 2.89m x 1.90m (9'6" x 6'2")

Pantry 1.62m x 0.95m (5'4" x 3'1")

Rear Porch 2.28m x 1.40m (7'6" x 4'7")

First Floor Landing 3.92m x 0.92m (12'11" x 3'0")

Bedroom One 3.93m x 2.72m (12'11" x 8'11")

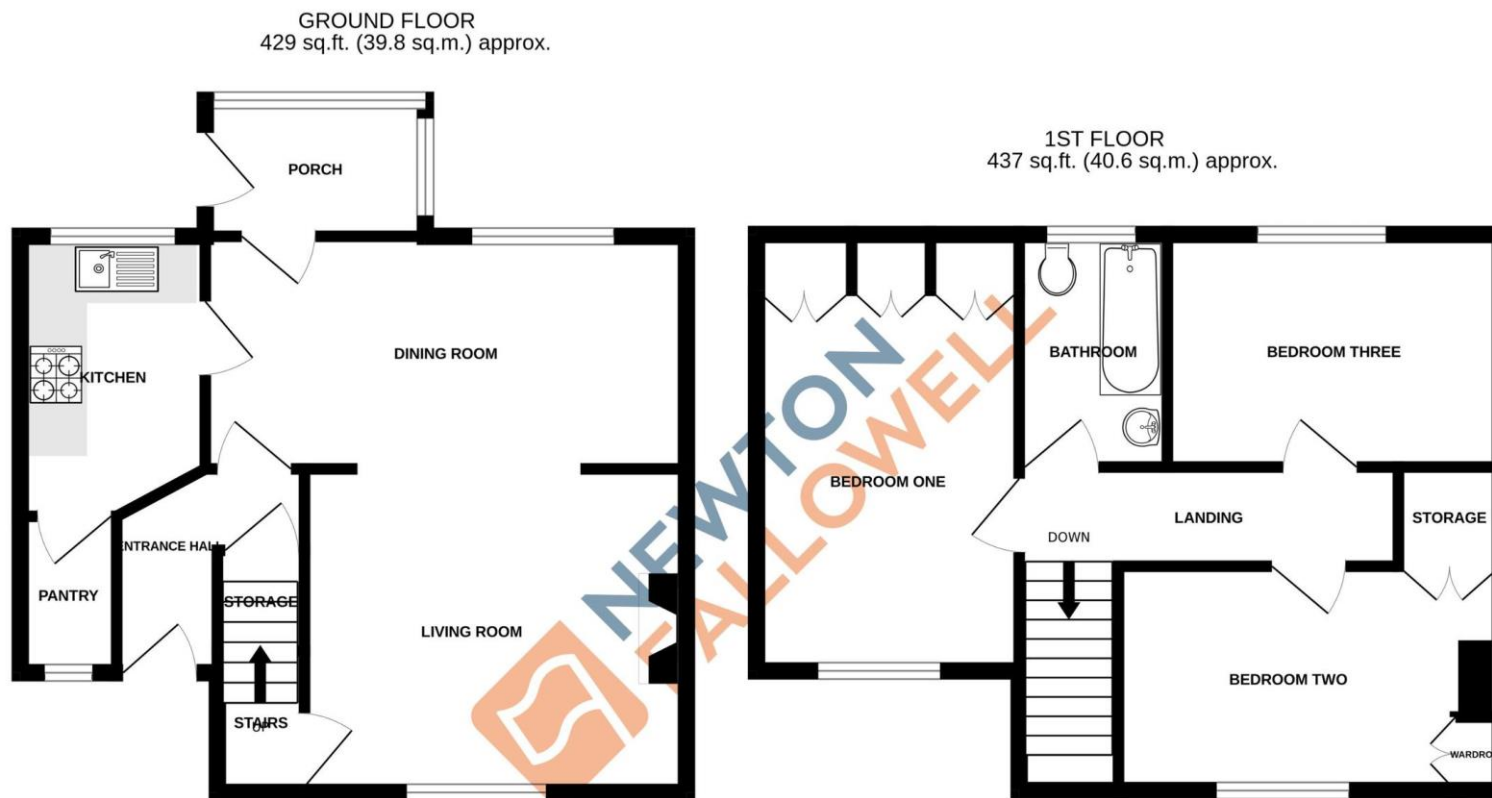
Bedroom Two 3.94m x 2.31m (12'11" x 7'7")

Bedroom Three 3.44m x 2.41m (11'4" x 7'11")

Bathroom 2.38m x 1.46m (7'10" x 4'10")

Outbuilding One

Outbuilding Two



SCHOOL LANE, SPROXTON, LE14 4RB

TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.