



Hollies Cottage 4 Stonesby Road, Sproxton, LE14 4RH



NEWTON FALLOWELL

3 1 2

Key Features

- Character Cottage
- Three Bedrooms
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Cloakroom WC
- Family Bathroom
- Detached Garage
- Rural Village Location
- EPC Rating U
- Freehold

£300,000





A lovely character stone cottage situated on the outskirts of the desirable village of Sproxton in a rural setting with open views over the Leicestershire countryside. Having the benefit of uPVC double glazing and oil-fired central heating, the accommodation comprises in brief, dining room, living room, breakfast kitchen, utility room and cloakroom WC. On the first floor are three double bedrooms and a family bathroom. Outside to the front is a cottage style garden with a stone wall to the boundary and an enclosed, paved rear courtyard garden accessed off Stonesby Road. There is a block paved driveway providing off-road parking leading to a garage with an up and over door and mezzanine flooring ideal for storage and gated access to the enclosed paved courtyard garden.

Accessed via a double glazed door into the dining room with stairs rising to the first floor landing, window to the front aspect, solid wood flooring and door leading through to the living room. The living room has a feature stone fireplace with an inset wood burning stove, solid wood flooring and a window to the front aspect. A fitted breakfast kitchen with a range of wall and base units, roll top work surfaces, one and a half bowl sink and drainer, integrated oven and hob with an extractor hood above, wine cooler, space and plumbing for a washing machine, and tumble dryer, floor mounted oil fired central heating boiler, breakfast bar, window and door to the rear aspect and door leading through to a utility room and cloakroom WC. Stairs rising to the first-floor landing with doors off to three good sized bedrooms and a family bathroom.

From the front of the property there are delightful open views over the Leicestershire countryside and an enclosed paved courtyard garden accessed off Stonesby Road at the rear of the property.





Dining Room 4.04m x 3.15m (13'4" x 10'4")

Living Room 4.04m x 3.06m (13'4" x 10'0")

Breakfast Kitchen 2.55m x 4.5m (8'5" x 14'10")

Utility Room 1.34m x 2.04m (4'5" x 6'8")

Cloakroom WC

Bedroom One 4.04m x 3.15m (13'4" x 10'4")

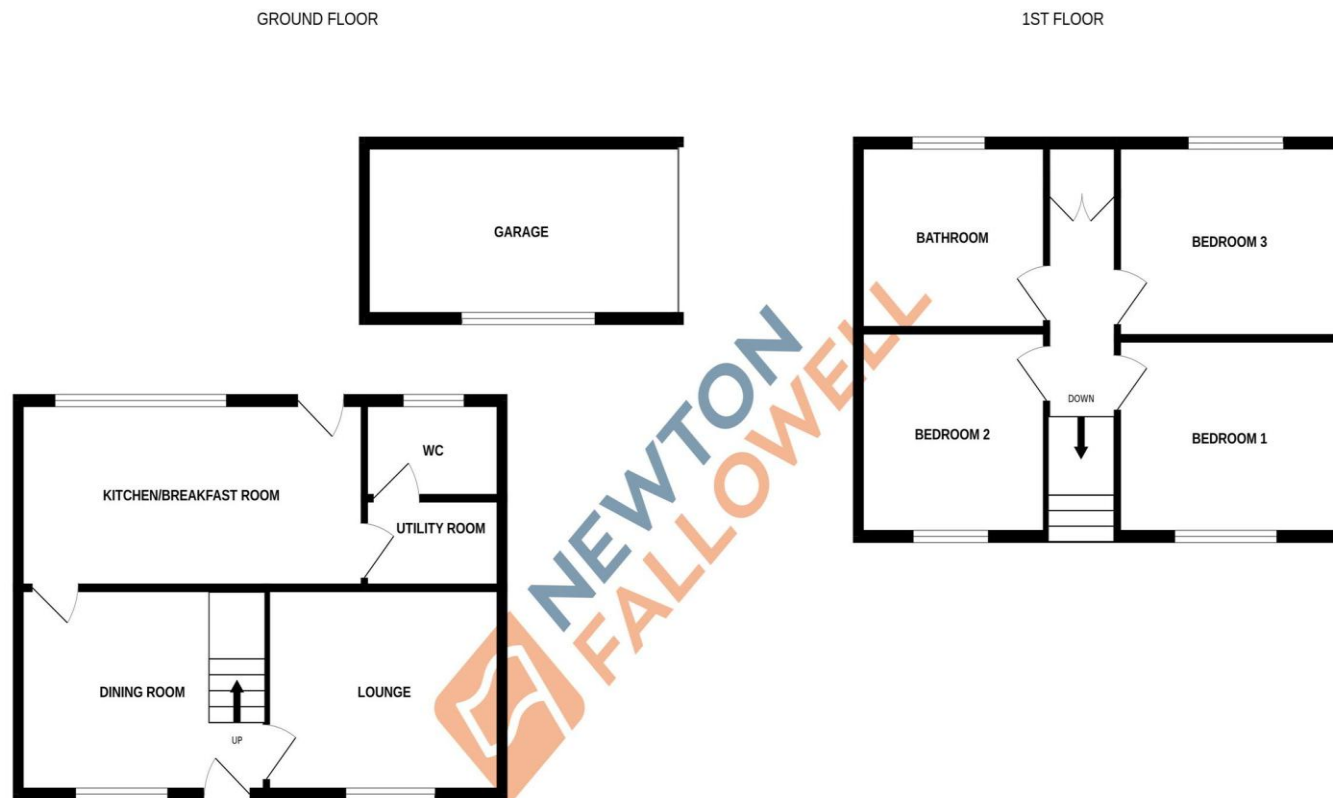
Bedroom Two 2.12m x 3.65m (7'0" x 12'0")

Bedroom Three 2.55m x 3.4m (8'5" x 11'2")

Family Bathroom







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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: D

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.