



The Red House, 13 Blacksmith End, Stathern, LE14 4EZ



NEWTON FALLOWELL

4 2 2

Key Features

- Spacious Detached House
- Four Bedrooms
- Two Reception Rooms
- Garden Room
- Cloakroom WC
- Breakfast Kitchen & Utility
- Bathroom & En-suite Shower
- Integrated Garage
- EPC Rating D
- Freehold

£500,000





Occupying a generous, established plot in a very desirable village approximately 10 miles North of Melton Mowbray in the beautiful Vale of Belvoir is this spacious detached family home. The well-presented accommodation comprises in brief, entrance hall, cloakroom WC, sitting room, dining room, garden room, breakfast kitchen and utility room. On the first floor are four bedrooms and a family bathroom, the main bedroom having an en-suite shower room. Set back from the road with a considerable lawned frontage and driveway providing ample off-road parking leading to an integral garage and side gated access to the rear garden.

Accessed via the front door into the entrance hall with stairs rising to the first floor, under stair storage cupboard, tiled floor and door off to a cloakroom WC having a two-piece white suite. The sitting room has a double-glazed window to the front aspect, an inset log burner with a tiled hearth and wooden mantle above. A separate dining room with French doors leading through to the garden room which overlooks the delightful rear garden. A lovely addition to the property with sealed unit double glazing, pitched roof and French doors leading to the decked seating area. A spacious, dual aspect breakfast kitchen fitted with a good range of wall and base units, complementary work tops, sink and drainer, integrated eye level double oven, hob with splashback and stainless-steel extractor hood above, space and plumbing for appliances, ceramic tiled flooring, courtesy door to the garage and further door leading to the rear garden. A separate utility room has a wall and base cupboard and space and plumbing for a washing machine. Stairs rising to the first-floor landing with loft access and doors off to four bedrooms, a family bathroom and en-suite shower room. The integral garage houses the oil-fired central heating boiler and electrical consumer unit.





There is power and light connected, access to a useful loft space ideal for storage and door to the rear aspect. A particular highlight to the property is the enclosed rear garden offering a high degree of privacy mainly laid to lawn and having an array of mature shrubs, bushes and trees, raised beds, a greenhouse, and storage sheds, overlooking paddock land at the rear.

Stathern offers many local amenities and includes a Primary School rated outstanding by Ofsted, a public house, garage and two village shops, and is situated in the beautiful Vale of Belvoir.



Entrance Hall

Cloakroom WC

Sitting Room 4.93m x 3.46m (16'2" x 11'5")

Dining Room 3.81m x 3.47m (12'6" x 11'5")

Conservatory 2.21m x 3.16m (7'4" x 10'5")

Breakfast Kitchen 5.28m x 2.93m (17'4" x 9'7")

Utility Room 1.87m x 1.69m (6'1" x 5'6")

Bedroom One 4.9m x 3.4m (16'1" x 11'2")

En-suite Shower Room

Bedroom Two 3.74m x 3.46m (12'4" x 11'5")

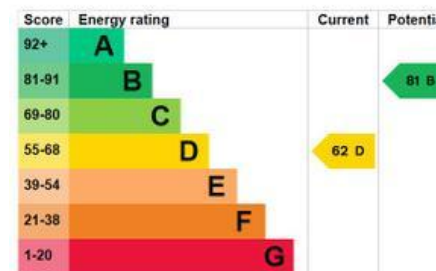
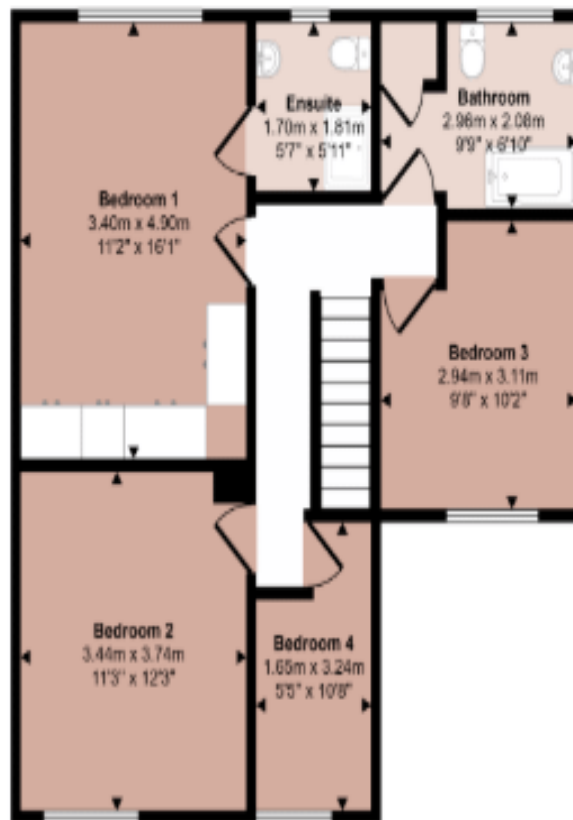
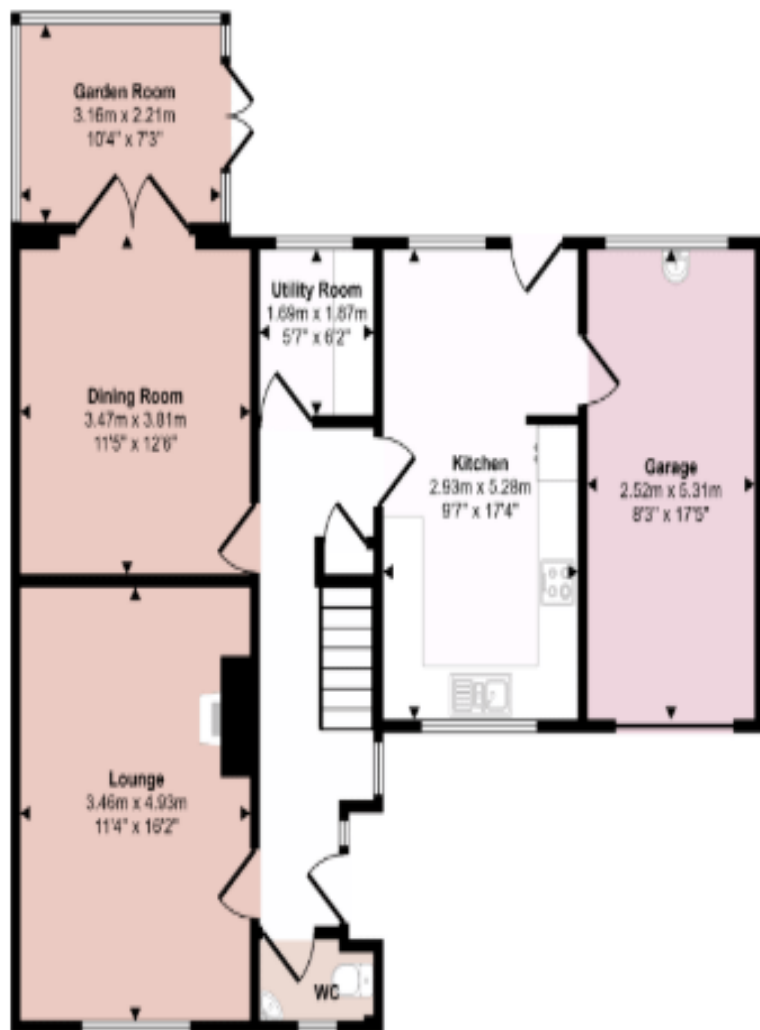
Bedroom Three 2.94m x 3.11m (9'7" x 10'2")

Bedroom Four 3.25m x 1.65m (10'8" x 5'5")

Family Bathroom







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

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: F

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.