



12 Main Street, Eastwell, LE14 4EH

 **NEWTON FALLOWELL**



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## Key Features

- Semi-Detached Period Property
- Extended & Completely Refurbished
- Three Bedrooms
- Living Room
- Superb Open Plan Dining Kitchen
- Bi-Folding Doors
- Re-Wired & New Boiler
- South Facing Garden
- EPC Rating E
- Freehold

£400,000







This recently extended and refurbished period stone cottage is situated in the delightful village of Eastwell in the heart of the picturesque Vale of Belvoir approximately 6 miles from Melton Mowbray. Occupying a good-sized plot, the accommodation comprises in brief, entrance hall, cloakroom WC, living room and a re-fitted open plan dining kitchen with bi-folding doors to the rear. On the first floor are three bedrooms and a contemporary family bathroom. Outside to the front is a driveway providing off-road parking leading to a detached garage and gated access to an enclosed South facing garden.

Accessed via the front door into the entrance hall with stairs rising to the first floor, built-in storage cupboard, wood laminate flooring and door to a cloakroom WC. The living room has a window to the front aspect with a fitted venetian blind, a continuation of the wood laminate flooring, TV point and fitted shelves and cupboards to the alcoves. Door through to the light and airy, open plan, dining kitchen which has been re-fitted with a range of wall and base units, Corian work tops, centre island with cupboards, sink and drainer, breakfast bar with central hanging light fitting, integrated eye level Lamona oven, induction hob with an extractor hood above, space and plumbing for a dishwasher, washing machine and fridge freezer and bi-folding doors to the rear aspect. There is space for a table and chairs in the dining area with a window to the side aspect and a new floor mounted oil-fired central heating boiler. Stairs rising to the first floor landing from the living room, window to the front aspect, loft hatch with pull down ladder, airing cupboard housing the water tank and doors off to three good sized bedrooms and a contemporary family bathroom.





There is a driveway providing ample off-road parking leading to the detached garage having an electric point, garden tap, up and over door, power and light and courtesy door to the South facing rear garden which backs on to the open countryside. There is a gravelled seating area, courtesy lighting, the remainder laid to lawn, a brick outbuilding, new oil tank, and timber panel fencing to the boundaries

Entrance Hall



Cloakroom WC 1.79m x 1.03m (5'11" x 3'5")

Living Room 3.63m x 3.44m (11'11" x 11'4")

Open Plan Dining Kitchen 4.06m x 7.82m (13'4" x 25'8")



Bedroom One 3.52m x 2.62m (11'6" x 8'7")

Bedroom Two 2.31m x 3.45m (7'7" x 11'4")

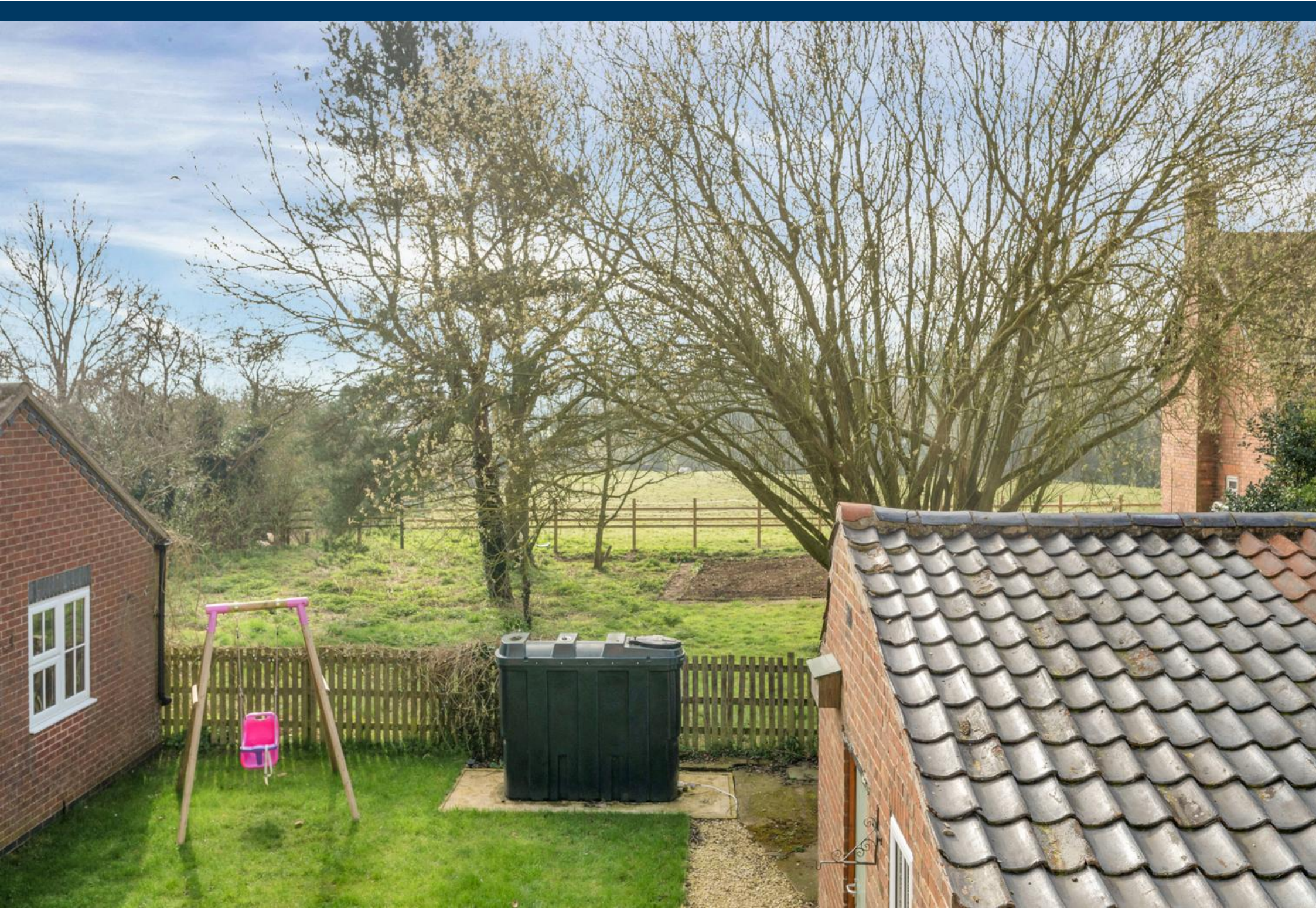
Bedroom Three 2.56m x 2.45m (8'5" x 8'0")

Family Bathroom 2.42m x 2.65m (7'11" x 8'8")

Detached Garage 5.41m x 3.83m (17'8" x 12'7")

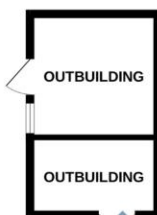
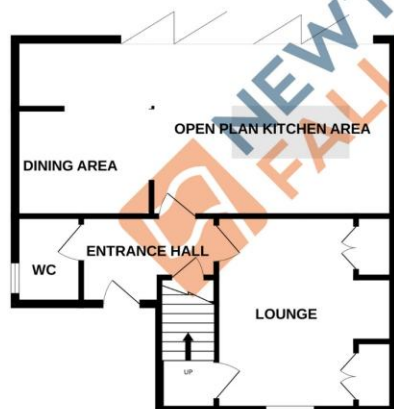
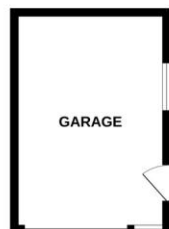




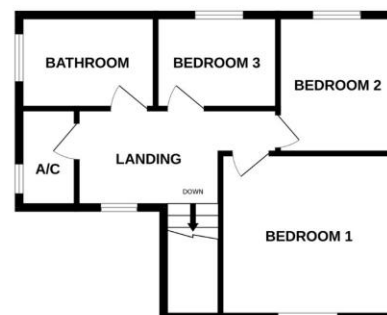




GROUND FLOOR



1ST FLOOR



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		
69-80	C		77 C
55-68	D		
39-54	E	53 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.