



The Priest House, 5 Stanleys Lane, Eastwell, LE14 4EL

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Grade II Listed Character Property
- Three Storey Accommodation
- Four Bedrooms
- Approx 2000 sq ft
- Dining Kitchen & Utility
- Bathroom & Shower Room
- Exposed Beams & Cellar
- Gardens to Three Sides
- EPC Rating F
- Freehold

£475,000





A Grade II Listed semi-detached stone property having a wealth of character situated in the beautiful Vale of Belvoir. The property occupies a delightful location close to the heart of this pretty village, set back on a no-through lane with gardens on three sides. The accommodation comprises in brief, entrance hall, cellar, living room, dining kitchen, utility room, rear hallway and cloakroom WC. On the first floor are two double bedrooms, a shower room and a family bathroom with stairs rising to two further bedrooms. To the rear of the property is gated access to a private shared driveway providing off-road parking for two vehicles.

Accessed via a solid wooden door into the entrance hall with doors off to a vaulted cellar which is currently used for storage and the living room. A dual aspect room with windows to the front and side aspects, exposed beams to the ceiling, a feature brick fireplace with a stone hearth, a vertical radiator and stairs rising to the first floor. Door through to a spacious dining kitchen fitted with a good range of wall and base units, straight edge wooden work surfaces and tiled splashbacks, Belfast sink and mixer tap, integrated eye level double oven and induction hob, dishwasher and exposed beam to the ceiling. There is a window to the side aspect, Luvanto flooring continuing through to the rear hallway and a utility room with sink and drainer, space and plumbing for a washing machine, fridge freezer and a walk-in pantry which has ample shelving for storage. From the rear hallway is access to a cloakroom WC having a two-piece suite and the Luvanto flooring. Stairs rising to the first-floor landing with doors off to two double bedrooms with exposed beams to the ceiling, a shower room and the main bathroom. Further stairs rising to the second floor with two double bedrooms, one having a vaulted beamed ceiling with a dormer window to the front aspect.





There are gardens on three sides of the property with an abundance of mature trees and shrubs, mature hedging to the boundaries, a log store, garden shed, oil tank, lawned areas and a shared block paved driveway gives access to off-road parking for two vehicles.

Entrance Hall

Cellar

Living Room 4.97m x 4.64m (16'4" x 15'2")



Dining Kitchen 4.56m x 3.52m (15'0" x 11'6")

Utility Room 1.96m x 2.21m (6'5" x 7'4")

Cloakroom WC

Bedroom Two 4.02m x 4.8m (13'2" x 15'8")

Bedroom Three 3.31m x 3.54m (10'11" x 11'7")



Shower Room

Family Bathroom

Bedroom One 5.02m x 5m (16'6" x 16'5")

Bedroom Four 4.94m x 2.42m (16'2" x 7'11")







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		74 C
55-68	D		
39-54	E		
21-38	F	27 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: E

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.