



10 The Crescent, Stathern, LE14 4HF

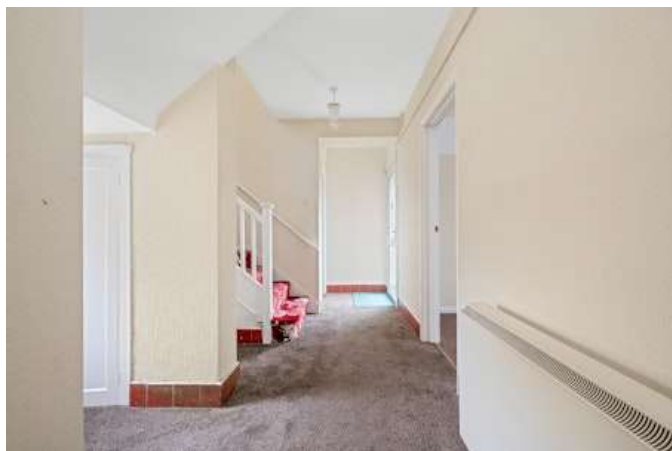
 **NEWTON FALLOWELL**

3 1 1

Key Features

- Semi-Detached House
- Three Bedrooms
- In Need of Updating
- Investment Opportunity
- Dining Kitchen
- Living Room
- Occupying a Huge Plot
- Popular Village Location
- EPC Rating E
- Freehold

£270,000





Parking Arrangements: Off-Road in cul-de-sac
 Windows: uPVC Double Glazed
 Heating: Electric
 Vendors Position: No Upward Chain
 Garden Orientation: South Facing
 EPC Rating: E
 Council Tax Band: B
 Total Living Space: Approx 1119 sqft

Stathern is a sought after village nestled in the beautiful Vale of Belvoir approximately 10 miles North of Melton Mowbray and The Crescent is in a cul-de-sac with a green area to the front and off-road parking. The property occupies a generous sized corner plot with the majority laid to lawn which wraps around the property and hedging to the boundaries. Offered for sale with no upward chain, this semi-detached house is in need of updating and offers an ideal opportunity for the investment buyer with accommodation comprising, entrance hall, living room, dining kitchen, utility area and WC. On the first floor are three good sized bedrooms, a bathroom and separate WC.

Accessed via a double-glazed door into the entrance hall with a door off to the living room, windows to the front and side aspects, and an electric fire with wooden surround and hearth. The dining kitchen is dual aspect with windows to the front and rear aspect, an electric fire with a stone surround and hearth, space to dine and the kitchen area is fitted with a range of oak effect wall and base units, roll top work surfaces, tiled splashbacks, sink and drainer, space for freestanding cooker, and a door to a storage cupboard, pantry with shelving. The utility area houses the gas boiler, has a sink and drainer, space and plumbing for a washing machine and a low flush WC. On the first floor are three good sized bedrooms and a two-piece bathroom comprising a bath and wash hand basin and a separate low flush WC.





Entrance Hall

Living Room 3.3m x 3.8m (10'10" x 12'6")

Dining Kitchen 6.21m x 3.07m (20'5" x 10'1")

Utility Area & WC 1.68m x 2.01m (5'6" x 6'7")



Bedroom One 3.59m x 3.39m (11'10" x 11'1")

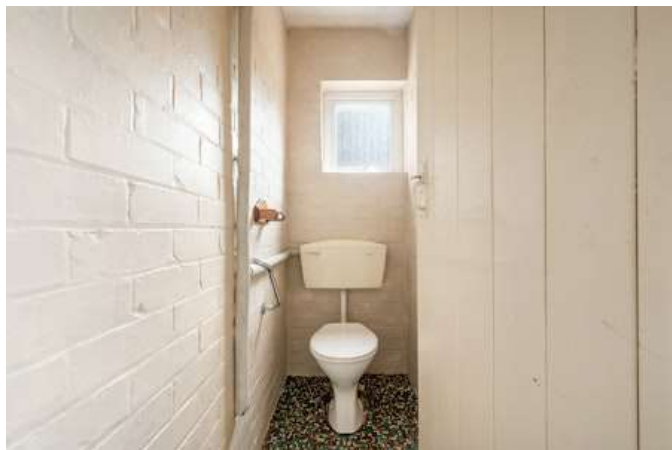
Bedroom Two 2.94m x 3.33m (9'7" x 10'11")

Bedroom Three 2.32m x 2.72m (7'7" x 8'11")



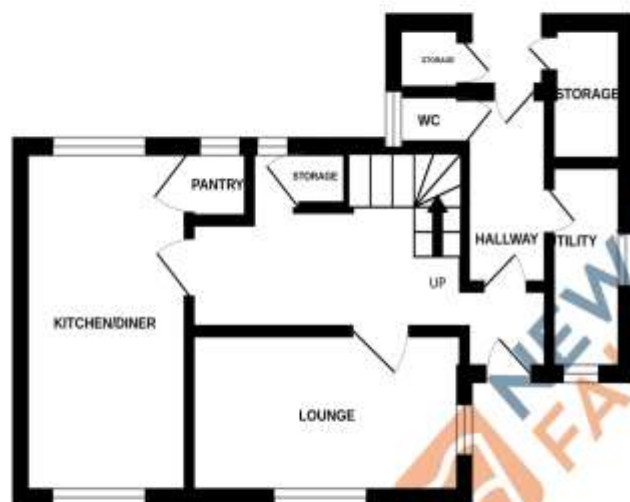
Bathroom

Separate WC





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metropia 6/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 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: B

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 £62 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.