



**The Corner House, 44 Manor Road,  
Easthorpe, Leicestershire, NG13 0DU**

**No Chain £675,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- Interesting Detached Period Home
- Plot Just In Excess Of 1/2 Acre
- 2 Garages
- 5 Bedrooms 2 Receptions
- No Upward Chain
- In The Region Of 3,000 Sq.Ft.
- Considerable Off Road Parking
- Requiring Modernisation
- Considerable Potential
- Viewing Highly Recommended

An opportunity to purchase a truly individual detached period house which offers an excellent level of accommodation lying in the region of 3,000 sq.ft. and occupying a generous, established, corner plot which extends to just in excess of half an acre and benefits from a south to westerly aspect, located within this highly regarded hamlet.

The Corner House is a fascinating and versatile home which offers a sprawling level of accommodation likely to appeal to families particularly making use of the local schools and also appreciating its generous space and fantastic plot.

The property boasts up to five bedrooms and has three bath/shower rooms and two reception rooms as well as a kitchen, large walk in larder, pantry and substantial laundry room. The property is likely to require a general programme of modernisation but provides a fantastic blank canvas with elements of its inherent character all of which combine to create a property with immense potential on which a client can place their own mark.

As well as the house one of the main features is its delightful gardens occupying a large corner plot close to the heart of this well regarded location. Gated access leads onto a sweeping driveway providing a considerable level of off road parking as well as two garages. The gardens lie to the rear of the property which benefits from a south to westerly aspect with well maintained lawns and established borders with an abundance of mature trees and shrubs.

The property is offered to market with no upward chain and viewing comes highly recommended to appreciate both the current accommodation and location but also onward potential.

## EASTHORPE

Easthorpe is a small hamlet adjacent to and within walking distance of the village of Bottesford which is well equipped with amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

A TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

## INITIAL ENTRANCE HALL

15'9" x 8'2" (4.80m x 2.49m)

Having a spindle balustrade staircase rising to the first floor landing with useful under stairs alcove beneath, deep skirtings and architrave, column radiator, leaded obscured glazed window to the front and, in turn, further cottage latch doors leading to:

## SITTING ROOM

28'9" x 14'9" (8.76m x 4.50m)

A well proportioned reception benefitting from a dual aspect as well as views into the rear garden. The focal point to the room is an exposed brick chimney breast with shelved alcoves, flagged hearth and inset open grate. In addition the room having deep skirtings, column radiators and multi paned windows to the front and rear.

## DINING ROOM

14'9" x 15'2" (4.50m x 4.62m)

A further well proportioned reception currently utilised as formal dining, having a pleasant aspect into the rear garden; chimney breast with exposed brick fireplace, flagged hearth and inset open grate, alcoves to the side, exposed beams to the ceiling, deep skirtings, column radiator and multi paned window.

Returning to the initial entrance hall a further open doorway leads through into:

## INNER HALLWAY

11'9" x 13'3" (3.58m x 4.04m)

A versatile reception which could be utilised as a study space and provides access into the rear garden; having beamed ceiling, deep skirtings, chimney breast with flagged hearth, column radiator, multi paned windows to the front and rear and exterior door into the garden.

## KITCHEN

13'4" x 13' max (4.06m x 3.96m max)

An L shaped space having multi paned windows to the front; fitted with a range of wall, base and drawer units with U shaped configuration of laminate preparation surfaces, inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for dishwasher, space for free standing gas or electric cooker, additional room for under counter appliances and an open doorway leading through into:

## SCULLERY

8' x 7'5" (2.44m x 2.26m)

Having a quarry tiled floor, electric heater, exposed beam to the ceiling, multi paned window to the rear and a further cottage latch door leading through into:

## WALK IN PANTRY

8'2" x 6'3" (2.49m x 1.91m)

A useful space providing an excellent level of storage with wall mounted shelving; deep

skirtings and obscured glazed window.

Returning to the kitchen a further cottage latch door gives access through into:

### **INNER LOBBY**

Having a secondary staircase rising to the first floor and, in turn, further doors leading to:

### **LAUNDRY ROOM**

14'8" x 12'2" (4.47m x 3.71m)

A well proportioned, really useful space, having fitted wall and base units providing a good level of storage, Belfast style sink, exposed quarry tiled floor, deep skirtings, electrical consumer unit, gas and electric meters, multi paned window and exterior door to the front.

### **GROUND FLOOR CLOAK ROOM**

8'10" x 7'4" (2.69m x 2.24m)

A well proportioned space which would provide ample cloaks hanging space; having a two piece suite comprising close coupled WC and pedestal washbasin; deep skirtings, dado rail and leaded light window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

### **FIRST FLOOR LANDING**

Having a window to the front elevation, column radiator and further doors, in turn, leading to:

### **BEDROOM 1**

17'6" x 12'4" (5.33m x 3.76m)

A well proportioned double bedroom benefitting from ensuite facilities, having part pitched ceiling, column radiator, multi paned window overlooking the rear garden and an open doorway leading through into a walk through wardrobe having built in cupboards.

A further door leads through into:

### **ENSUITE BATHROOM**

9'7" x 10'9" (2.92m x 3.28m)

A well proportioned space which although likely to require updating does benefit from a four piece suite comprising enamelled bath, WC with concealed cistern, bidet and vanity area with inset washbasin with mirrored splash back; exposed timber purlins and obscured glazed windows to both the front and side elevations.

### **BEDROOM 2**

13'2" x 12'11" (4.01m x 3.94m)

A further well proportioned double bedroom having an aspect into the rear garden and benefiting from a walk in wardrobe and ensuite facilities; having period style fire surround, part pitched ceiling and column radiator.

### **WALK IN WARDROBE**

4'5" x 5'3" (1.35m x 1.60m)

### **ENSUITE SHOWER ROOM**

27'2" into shower enclosure x 4'3" (8.28m into shower enclosure x 1.30m)

Having a suite comprising double width shower enclosure with sliding screen and wall mounted electric shower, close coupled WC and pedestal washbasin with tiled splash backs.

### **BEDROOM 3**

15'7" x 14'8" (4.75m x 4.47m)

A further well proportioned double bedroom having an aspect into the rear garden; feature fireplace with period surround, alcoves to the side, built in wardrobe with overhead storage cupboard, column radiator, access to loft space above and multi paned window overlooking the rear garden.

Returning to the first floor landing and open doorway leads through into:

### **INNER LANDING**

Having a secondary staircase descending to the ground floor and further cottage latch doors leading, in turn, into:

### **BEDROOM 4**

15'5" x 10'2" (4.70m x 3.10m)

A well proportioned double bedroom having an aspect into the rear garden with a multi paned window.

### **BEDROOM 5**

13'10" x 12'2" (4.22m x 3.71m)

Again a double bedroom having an aspect to the front; chimney breast with feature fire surround, exposed brick back and shelved alcove to the side, deep skirtings, over stairs storage cupboard and multi paned window.

### **BATHROOM**

9'6" x 8'3" (2.90m x 2.51m)

Having a three piece coloured suite comprising panelled bath, pedestal washbasin and bidet; built in airing cupboard housing the hot water cylinder and high level window to the rear.

### **SEPARATE WC**

5'11" x 4'6" (1.80m x 1.37m)

Having a two piece coloured suite comprising close coupled WC and wall mounted washbasin; high level window to the rear.

### **EXTERIOR**

The property occupies a stunning, well proportioned, established plot fronting the lane. The majority of the garden lies to the south to westerly side of the property and is particularly generous by modern day standards, extending to just in excess of half an acre, offering a good degree of privacy with well kept lawns and borders established with a range of mature trees and shrubs providing a delightful outdoor space. Located within the garden is a detached garage, an attached garage/workshop and a useful coal store. Accessed off Manor

Road by a five bar field gate is a generous gravelled driveway providing off road car standing for numerous vehicles and this sweeps round to the rear of the property and, in turn, the second garage. To the southerly side of the property is a further pedestrian access leading off Manor Road with an enclosed courtyard area at the side with a brick built log store and a further gateway leading through into an enclosed courtyard area benefitting from a south to westerly aspect and having a courtesy access into the rear of the detached garage.

### **GARAGE**

18'3" x 9'11" (5.56m x 3.02m)

Having up and over door

### **GARAGE/WORKSHOP**

18'5" deep x 10'10" (15'2" max) (5.61m deep x 3.30m (4.62m max))

An ideal single garage/workshop having double timber ledge and brace doors with glazed lights, exposed brick floor; also housing the pressurised hot water system and wall mounted gas central heating boiler; in addition cold water tap and power and light.

### **COAL STORE**

4'11" x 3'9" (1.50m x 1.14m)

### **LOG STORE**

4'10" x 2'8" (1.47m x 0.81m)

### **COUNCIL TAX BAND**

Melton Borough Council - Band G

### **TENURE**

Freehold - tbc

### **ADDITIONAL NOTES**

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>





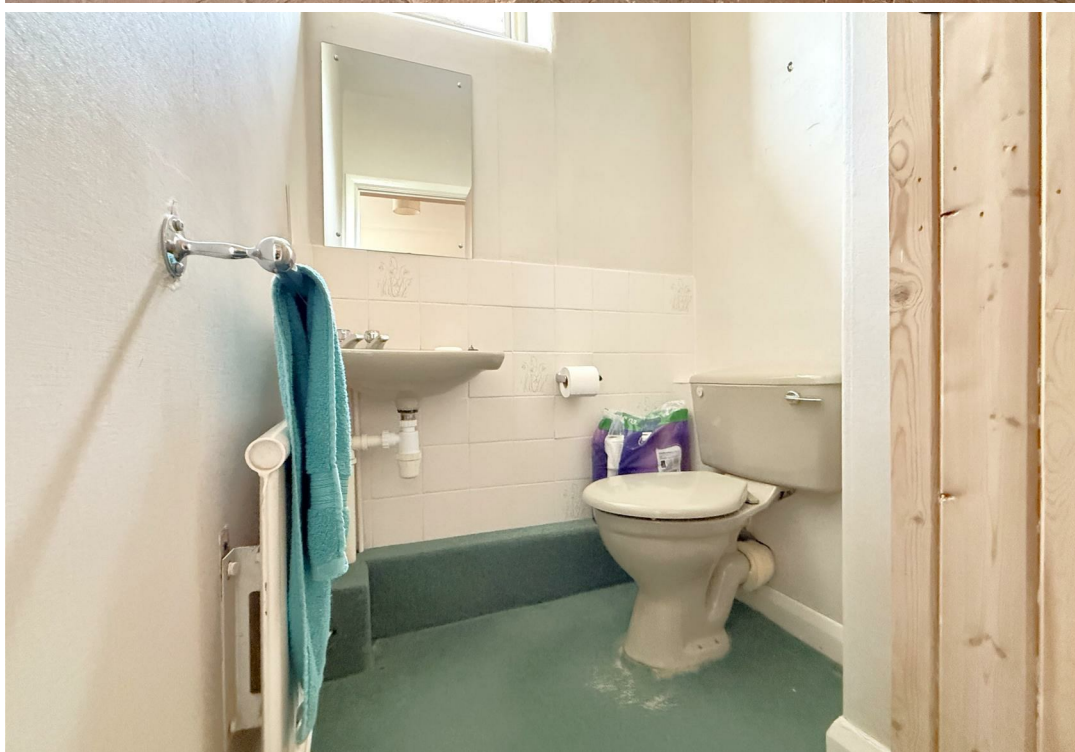




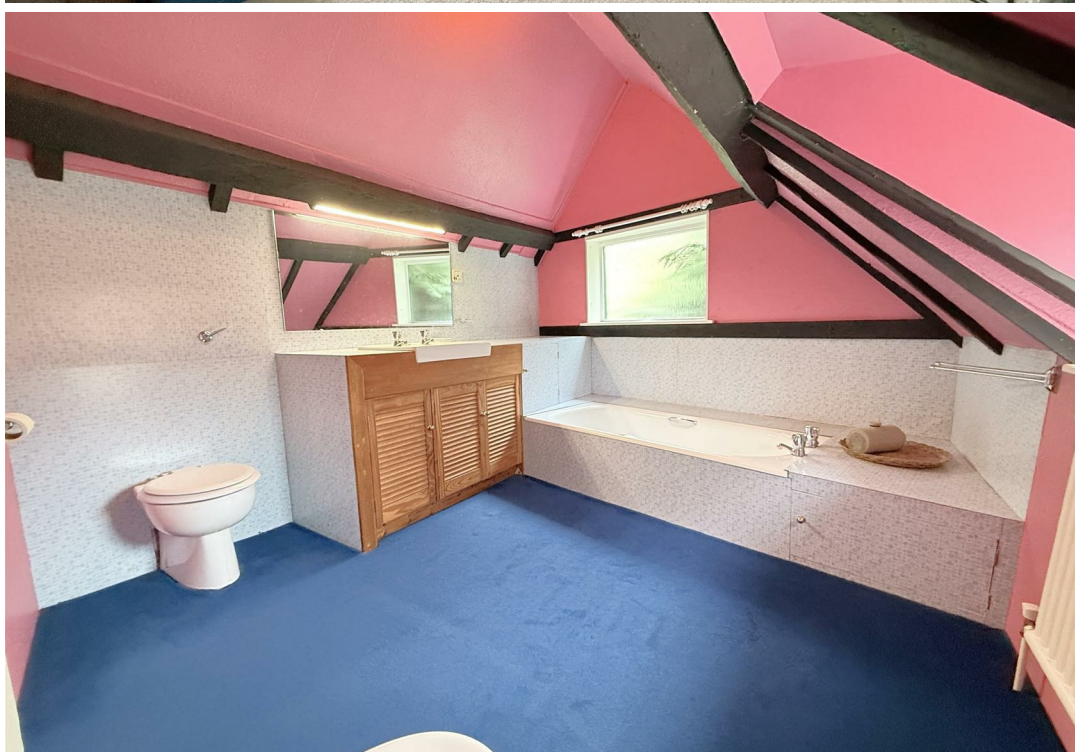




















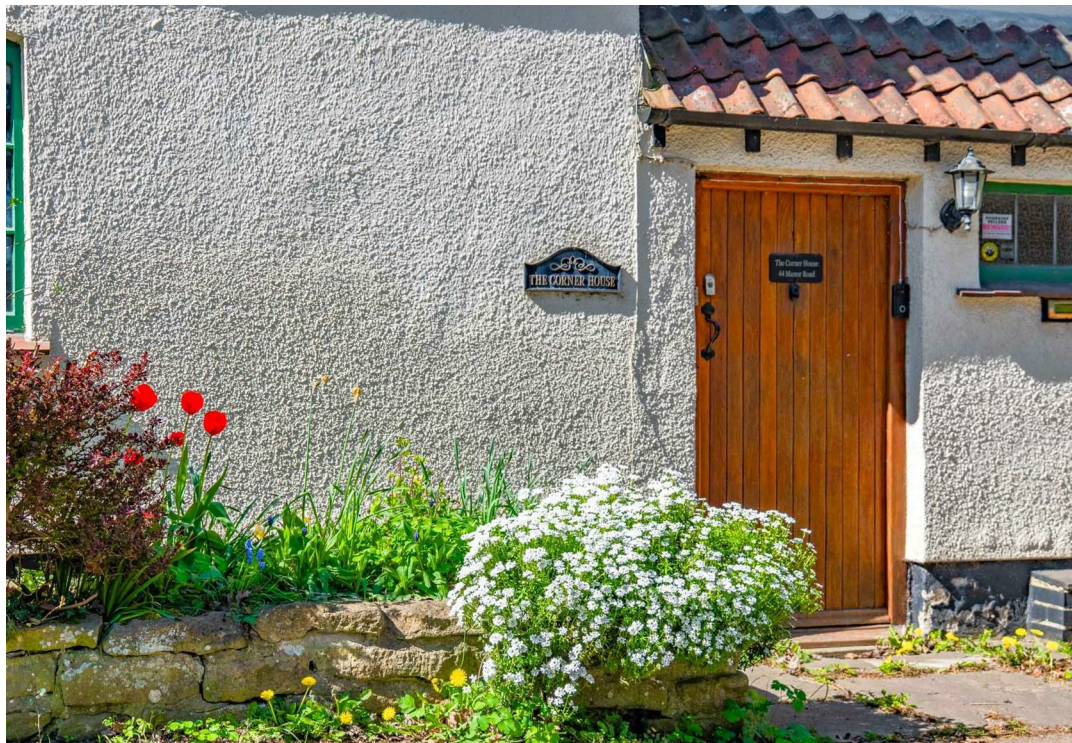




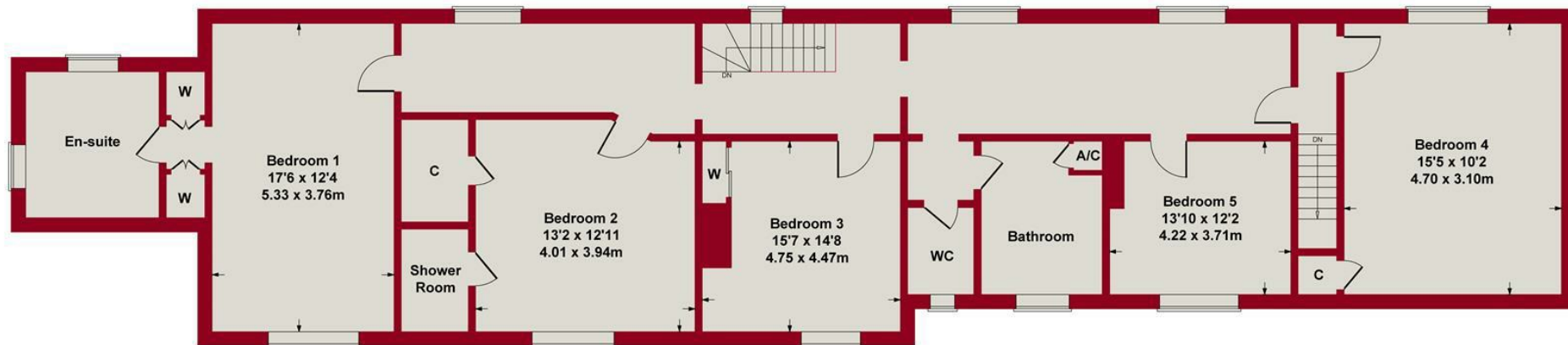




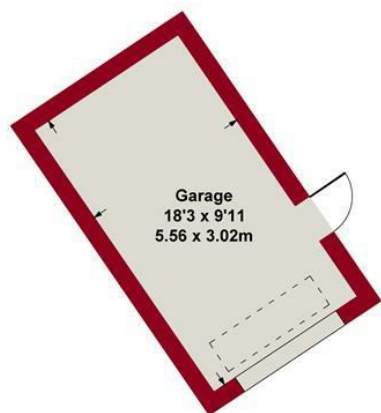




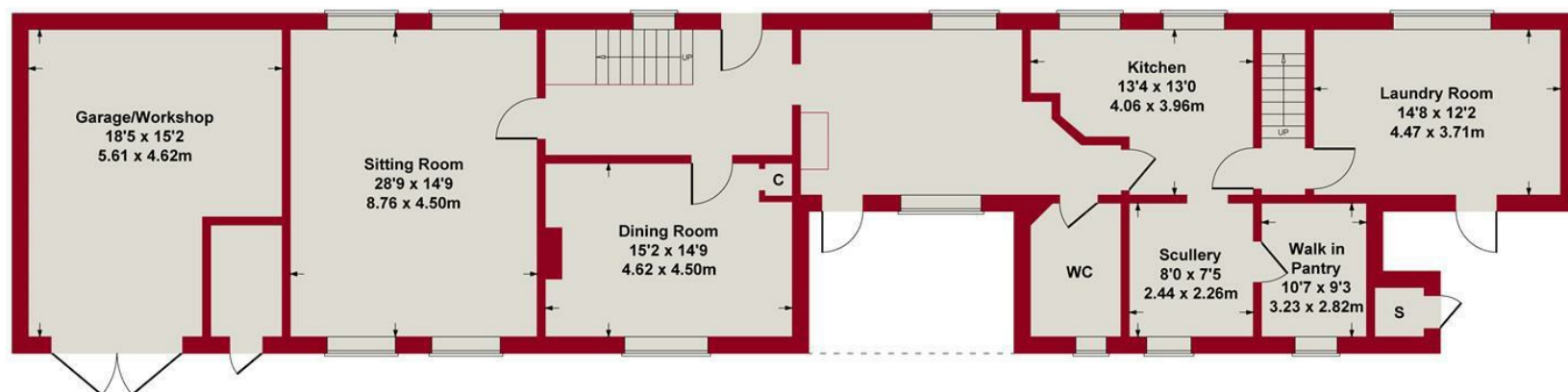




FIRST FLOOR



GARAGE



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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**RICHARD  
WATKINSON  
PARTNERS**





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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 66      | 80                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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