



**20 Valebrook Road, Stathern, Leicestershire,  
LE14 4EB**

**£320,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Link Detached Home
- 2 Reception Areas
- Contemporary Fixtures & Fittings
- Utility & Ground Floor Cloak Room
- Driveway & Garage
- 3 Bedrooms
- Tastefully Modernised Throughout
- Open Plan Dining Kitchen
- Landscaped Garden
- Viewing Highly Recommended

We have pleasure in offering to the market this immaculately presented, linked detached home tucked away in a small cul-de-sac setting within this popular and much sought after Vale of Belvoir village. The property is ideal for a wide range of prospective purchasers, whether it be single or professional couples, young families making use of the local school or also, potentially, those downsizing from larger dwellings and looking for a modern home within a village setting.

Over recent years the property has seen a complete programme of tasteful refurbishment and modernisation with a beautifully appointed contemporary dining kitchen and bathroom as well as updated utility and ground floor cloak room, all finished to a high standard. The property also benefits from an upgraded gas central heating boiling, attractive oak internal doors and relatively neutral decoration throughout. This all combines to create a delightful and versatile home.

The accommodation comprises an initial entrance hall which leads through into a pleasant, light and airy, main sitting room with log burning stove and an aspect to the front. This links into a generous open plan dining kitchen which, combined with the conservatory at the rear, creates an excellent everyday living/entertaining space. The kitchen is beautifully appointed with a generous range of units and integrated appliances, having quartz preparation surfaces which is carried through into the utility which is finished to a similar standard with a useful ground floor cloak room off. To the first floor there are three bedrooms, the two main double bedrooms benefitting from fitted wardrobes. The third room provides either a single bedroom or is ideal as a first floor office, perfect for today's way of working, In addition there is a beautifully appointed contemporary bathroom.

As well as the internal accommodation the property occupies a pleasant position within a small close, set back behind an open plan frontage which has been landscaped to maximise off road parking with a treble width driveway which, in turn, leads to the attached garage. To the rear of the property is a pleasant landscaped garden with a large paved terrace that links back into the conservatory, providing an excellent outdoor entertaining space. There is a further seating area at the foot and a level established lawn and the garden is enclosed to all sides.

Overall viewing is the only way to truly appreciate this well presented and versatile home.

## STATHERN

Stathern is a thriving village community with local facilities including a highly regarded primary school, local shop, garage, village hall and public house. Further facilities can be found in the nearby market towns of Melton Mowbray, Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A52 and A46 to Nottingham and Leicester with links to the A1 and M1.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

5'9" x 4'4" (1.75m x 1.32m)

A pleasant initial entrance porch having cloaks hanging space, wood effect laminate flooring, staircase rising to the first floor and further oak internal door leading through into:

### SITTING ROOM

13'10" x 12' max (4.22m x 3.66m max)

A pleasant light and airy room, flooded with light, having double glazed picture window to the front, the focal point to the room being a fireplace with tiled hearth and back with inset solid fuel stove with oak mantel over, panel affect wall and two wall lights above. In addition there is a useful under stairs storage cupboard and a further door leading through into:

### DINING KITCHEN

15'4" x 10'3" (4.67m x 3.12m)

A well proportioned open plan space which links through into a conservatory at the rear which combined creates a fantastic everyday living/entertaining area. The kitchen is tastefully appointed having been modernised with a generous range of wall, base and drawer units, having two runs of quartz preparation surfaces with undermounted ceramic sink with chrome swan neck Quooker boiling tap and quartz upstands; integrated appliances including inset double oven with four ring ceramic electric hob over and stainless steel chimney hood, dishwasher, larder unit with storage cupboard above and alcove designed for free standing fridge freezer; and double glazed window overlooking the garden. The kitchen is open plan to the dining space, having contemporary column radiator, attractive wood effect tiled floor and double doors leading through into:

### CONSERVATORY

11'10" x 7' (3.61m x 2.13m)

A useful addition to the property providing a further versatile reception space ideal as an additional sitting room with an aspect into the rear garden, having double glazed windows with opening top lights, pitched polycarbonate roof. oak effect laminate flooring and French doors into the garden.

Returning to the kitchen a further oak door leads through into:

### L SHAPED UTILITY ROOM

8'7" max x 8'10" max (2.62m max x 2.69m max)

Tastefully appointed to complement the main kitchen having fitted wall and base units, quartz preparation surface with undermounted stainless sink and chrome swan neck mixer tap, plumbing for washing machine and double stacked area for a tumble dryer with a storage cupboard above, continuation of the wood effect tiled floor, double glazed window, exterior door into the garden, courtesy door into the garage and a further door leading to:

### GROUND FLOOR CLOAK ROOM

5'3" x 3'4" (1.60m x 1.02m)

Having a contemporary two piece suite comprising close coupled WC and vanity unit with inset washbasin, continuation of the tiled floor and contemporary towel radiator.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

### FIRST FLOOR LANDING

Having a spindle balustrade, access to loft space above, built in airing cupboard which houses the gas central heating boiler and further doors leading to:

### BEDROOM 1

10'11" (excluding wardrobes) x 8'5" (3.33m (excluding wardrobes) x 2.57m)

A double bedroom having an aspect to the front, benefitting from fitted wardrobes providing a good level of storage and having a double glazed window.

### BEDROOM 2

9'3" x 8'11" (2.82m x 2.72m)

A further double bedroom with an aspect into the rear garden, having built in wardrobes and double glazed window.

### BEDROOM 3

8'3" x 6'3" (2.51m x 1.91m)

Currently utilised as a first floor office but makes a further bedroom, having a double glazed boxed bay window to the front.

### BATHROOM

5'11" x 6' (1.80m x 1.83m)

Tastefully appointed having been modernised with a contemporary suite comprising panelled bath with chrome mixer tap and further wall mounted shower mixer with both independent handset and rainwater rose over, glass screen and attractive marble effect tiled splash backs, vanity unit with WC with concealed cistern and vanity surface over and washbasin with chrome mixer tap; inset downlighters to the ceiling, contemporary column radiator and double glazed window to the rear.

### EXTERIOR

The property is tucked away towards the end of a small cul-de-sac setting on a landscaped plot, set back behind an open plan frontage which provides a good level of off road parking

for three vehicles and in turn leads to an attached garage with up and over door. To the rear of the property is a pleasant enclosed garden bordered by feather edge board fencing and central lawn. An initial paved terrace links back into the conservatory. There is a further paved seating area at the foot located beneath a timber pergola.

### GARAGE

17' x 8'5" (5.18m x 2.57m)

Having up and over door, power and light and courtesy door into the utility room.

### COUNCIL TAX BAND

Melton Borough Council - Band D

### TENURE

Freehold

### ADDITIONAL NOTES

We are advised by the sellers that the property has CCTV outside which they will be taking with them. There is also a smart doorbell.

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

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

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

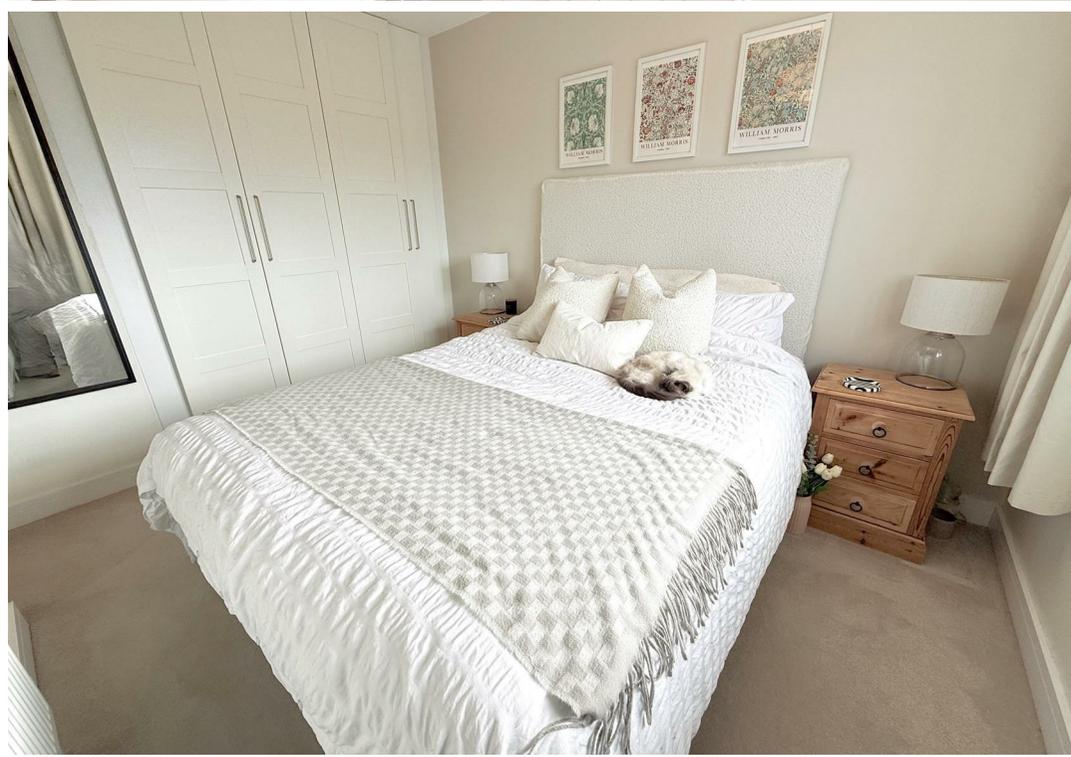
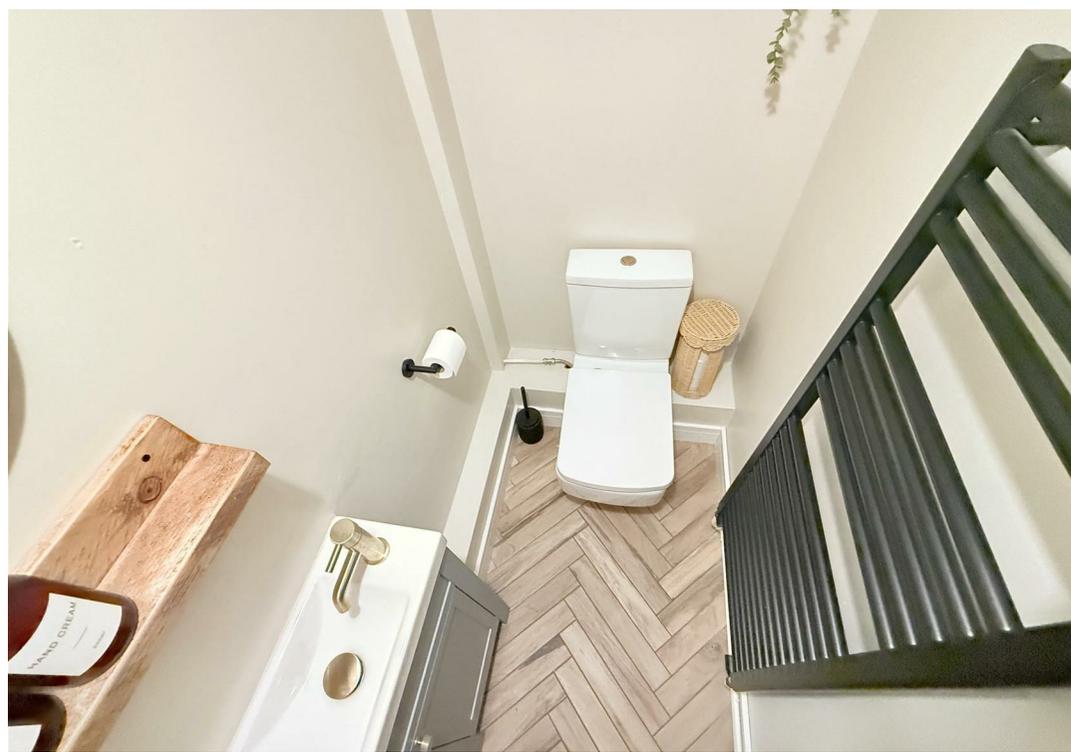
Radon Gas:-  
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

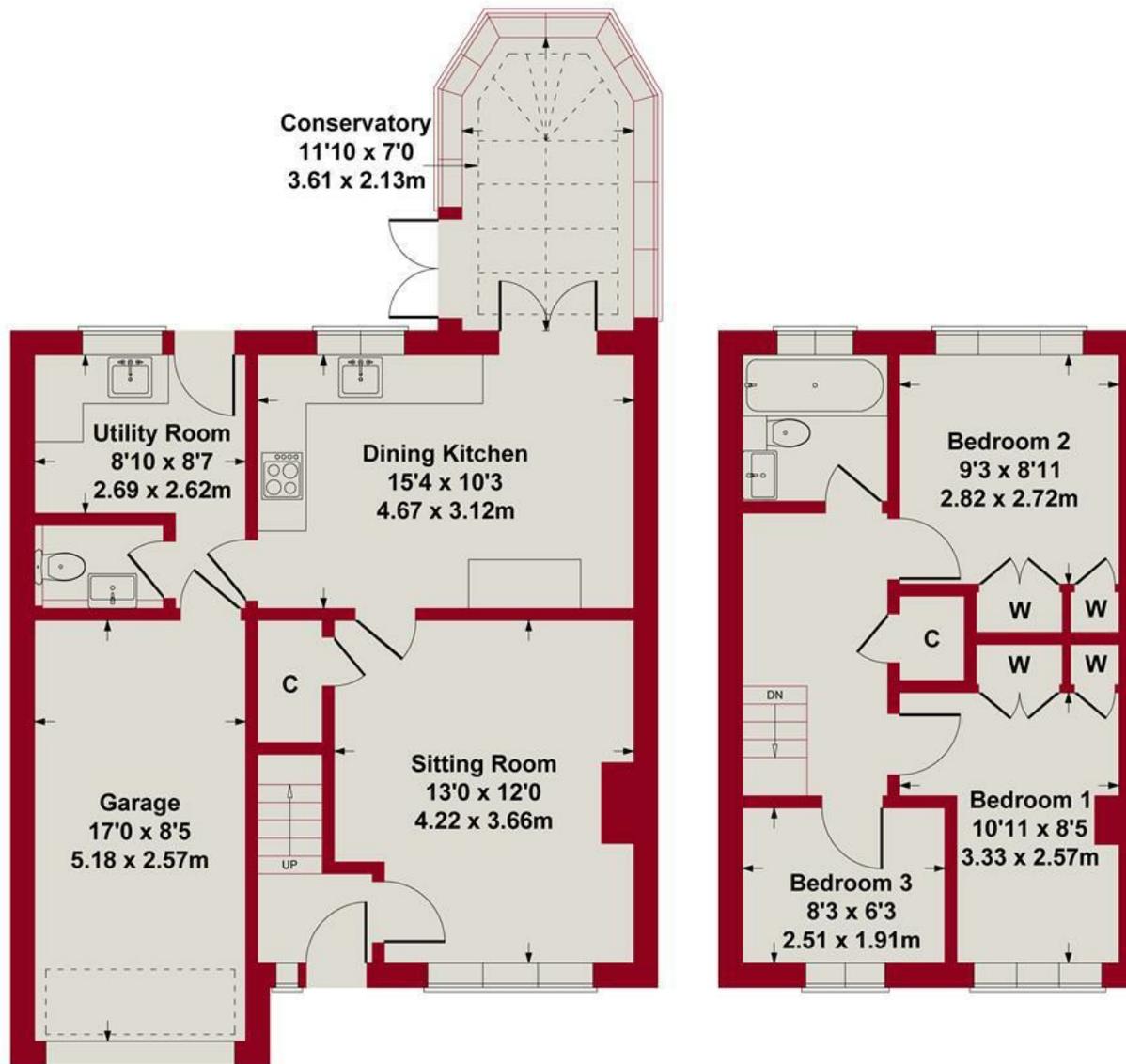
Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>











**GROUND FLOOR**

**FIRST 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.





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		
	67	81
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		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*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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