



**Hadlee Main Street, Woolsthorpe By Belvoir,  
Lincolnshire, NG32 1LU**

**£489,950**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 3 Receptions
- Ground Floor Cloak Room
- Ample Parking & Double Garage
- Highly Regarded Vale Of Belvoir Village
- 3 Double Bedrooms
- Spacious Dining Kitchen
- Delightful Established Plot
- Central Village Location
- Viewing Highly Recommended

An excellent opportunity to purchase a detached family orientated home located right at the heart of this highly regarded and much sought after village with views from the first floor across to Belvoir Castle and occupying what is a delightful established plot which is relatively generous by modern standards.

The property offers a versatile layout which has been extended to the rear with the addition of a pleasant garden room/conservatory with views into the garden linking off a well proportioned dining kitchen, with two further reception areas creating an additional snug and well proportioned sitting/dining room with a solid fuel stove. In addition there is a useful ground floor cloak room leading off a central hallway. An attractive bright staircase with half landing rises to the first floor where there are three double bedrooms and a well proportioned bathroom.

In addition the property benefits from double glazed windows, an upgraded oil fired central heating system and relatively neutral decoration throughout and, subject to consent, offers scope to potentially expand the accommodation further.

The property occupies a wonderful lovingly established plot set back from the lane with a hedged frontage providing a good degree of privacy, a gated driveway providing off road car standing for numerous vehicles and in turn leading to a brick built double garage at the rear. The rear garden is a good size by modern standards, extending to almost 90 ft. in length and comprising formal gardens with lawns and well stocked borders and a vegetable garden at the foot.

Viewing comes highly recommended to appreciate both the location and accommodation on offer.

### WOOLSTHORPE

The village of Woolsthorpe by Belvoir lies just below Belvoir Castle in the heart of the Vale of Belvoir. Amenities in the village include a shop, public house and restaurants. Further facilities can be found in the nearby market towns of Bingham, Melton Mowbray and Grantham. The village is well placed for commuting via the A52 to Nottingham and Grantham with good road links to the A1 and M1. From Grantham there is a high speed train to King's Cross in just over an hour.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

### INITIAL ENCLOSED PORCH

8'5" x 3'2" (2.57m x 0.97m)

A useful addition to the property providing an enclosed storm porch; having window overlooking the front garden and a further double glazed door leading through into:

### MAIN ENTRANCE HALL

11' max x 10'8" max into stairwell (3.35m max x 3.25m max into stairwell)

Having attractive spindle balustrade staircase with half landing rising to the first floor with arched double glazed stained glass window to the front overlooking the central green and the heart of the village; useful under stairs storage cupboard and further doors to:

### GROUND FLOOR CLOAK ROOM

5'10" x 3' (1.78m x 0.91m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin; double glazed window.

### SITTING ROOM

14'7" x 12'11" (4.45m x 3.94m)

A split reception comprising initial sitting room leading through into what is currently utilised as a dining area; having chimney breast with inset stove and alcoves to the side and an open doorway leading through into:

### DINING AREA

16'6" x 7'11" (5.03m x 2.41m)

A versatile space currently utilised as formal dining benefitting from windows to two elevations as well as a double glazed patio door into the rear garden.

### SNUG

12'8" x 9' (3.86m x 2.74m)

A versatile space ideal as an informal sitting room or alternatively a playroom or dining room lying adjacent to the kitchen; having window overlooking the front garden and a further door into:

### DINING KITCHEN

18'7" x 12'5" (5.66m x 3.78m)

A well proportioned space large enough to accommodate an initial dining which leads into the main kitchen; having fitted base and drawer units, further open fronted cabinets, a run of laminate preparation surfaces with inset sink and drain unit with mixer tap and tiled splash backs; attractive floor standing Aga range, inset downlighters to the ceiling, alcove housing the oil fired central heating boiler and windows to two elevations.

A further door leads through into:

### CONSERVATORY

12'7" x 11' (3.84m x 3.35m)

A useful addition to the property providing a further versatile reception space having a

pleasant aspect into the delightful rear garden; having full height glazed windows, pitched roof and French doors to the side.

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

### FIRST FLOOR LANDING

Having access to loft space above and further doors leading to:

### BEDROOM 1

13'7" (excluding wardrobes) x 10'8" (4.14m (excluding wardrobes) x 3.25m)

A well proportioned double bedroom having aspect into the rear garden; a run of fitted wardrobes with sliding door fronts, quadrant shower enclosure with wall mounted Aqualisa digital shower mixer and adjacent vanity unit with inset washbasin.

### BEDROOM 2

11'8" x 10'6" (3.56m x 3.20m)

A further well proportioned double bedroom with a delightful aspect into the rear garden; chimney breast with alcoves to the side.

### ADDITIONAL NOTE

We understand from the Vendor that historically the property has had planning approved for a two storey side extension and although this lapsed a considerable time ago it does demonstrate possible potential to expand the accommodation further subject to renewed consents.

### BEDROOM 3

12'7" x 8'2" (3.84m x 2.49m)

A further double bedroom having a pleasant aspect to the front into the heart of the village; fitted wardrobes with overhead storage cupboards.

### BATHROOM

8'4" x 8'4" (2.54m x 2.54m)

A well proportioned space have a suite comprising tiled panelled bath with chrome mixer tap with integral shower handset, close coupled WC and pedestal washbasin; tiled and mirrored splash backs, airing cupboard housing hot water cylinder and window to the front.

### EXTERIOR

One of the main features of this property is its delightful plot located close to the heart of the village, set back and slightly elevated from the lane with an established hedged frontage behind which lies a lawned garden with well stocked borders. To the side of the property gated access leads onto a driveway providing off road car standing for several vehicles and in turn leads to a detached double garage with up and over door and courtesy door at the rear. The rear garden has been lovingly established over the years and is generous by modern standards; well stocked with an abundance of well maintained trees and shrubs, having a central lawn, sweeping pathways attractive ornamental pond and established vegetable garden at the foot.

### COUNCIL TAX BAND

South Kesteven District Council - Band E

### TENURE

Freehold

### ADDITIONAL NOTES

The property is understood to have mains electricity, drainage and water. Central heating is oil fired (information taken from Energy performance certificate and/or vendor).

The property is located 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>













Floorplan to follow



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers