



The Old Reading Room 15 Church Lane, Stathern,  
LE14 4HB

 **NEWTON FALLOWELL**



4 3 2

## Key Features

- Unique Character Property
- Four Double Bedrooms
- Versatile Accommodation
- Kitchen & Dining Area
- Five Piece Bathroom
- Two En-suite Shower Rooms
- Garage & Driveway
- Separate Annexe
- EPC Rating D
- Freehold

£550,000







Parking Arrangements: Garage & Driveway  
 Windows: Upgraded UPVC  
 Heating: Mains Gas  
 Vendors Position: Looking For Their Next Home  
 Garden Orientation: East Facing  
 EPC Rating: D  
 Council Tax Band: E  
 Total Living Space: Approx 1442 sq ft

Stathern is a very desirable village situated in the Vale of Belvoir having the benefit of many local amenities approximately 10 miles North of Melton Mowbray. The Old Reading Room is a unique property having a wealth of character with versatile accommodation offering four double bedrooms, three bathrooms, fitted kitchen and dining area, private garden, driveway and garage. There is a separate annexe currently used as an Airbnb.

This character filled, light and bright family home is located within this desirable Vale of Belvoir village. Brimming with an array of original features from its many past uses which include a lace workshop and village reading room, this unique home offers versatile and adaptable accommodation all located within a mature, landscaped plot with views over rolling fields to the rear elevation.



The conservation above the garage is currently used as an Airbnb but is an ideal place for older children or visiting guests.



Kitchen 2.5m x 4.97m (8'2" x 16'4")

Dining Area 4.36m x 4m (14'4" x 13'1")

Ground Floor Bedroom 3.71m x 4.05m (12'2" x 13'4")

Ground Floor Bathroom 5.58m x 1.88m (18'4" x 6'2")

First Floor Living Room 5.26m x 4.88m (17'4" x 16'0")

Bedroom Two 2.94m x 3.94m (9'7" x 12'11")

Bedroom Three 2.01m x 5.3m (6'7" x 17'5")

Shower Room 2.7m x 1.89m (8'11" x 6'2")

Annexe Bedroom 6.51m x 3.28m (21'5" x 10'10")

Annexe Shower Room 2.3m x 2.79m (7'6" x 9'2")

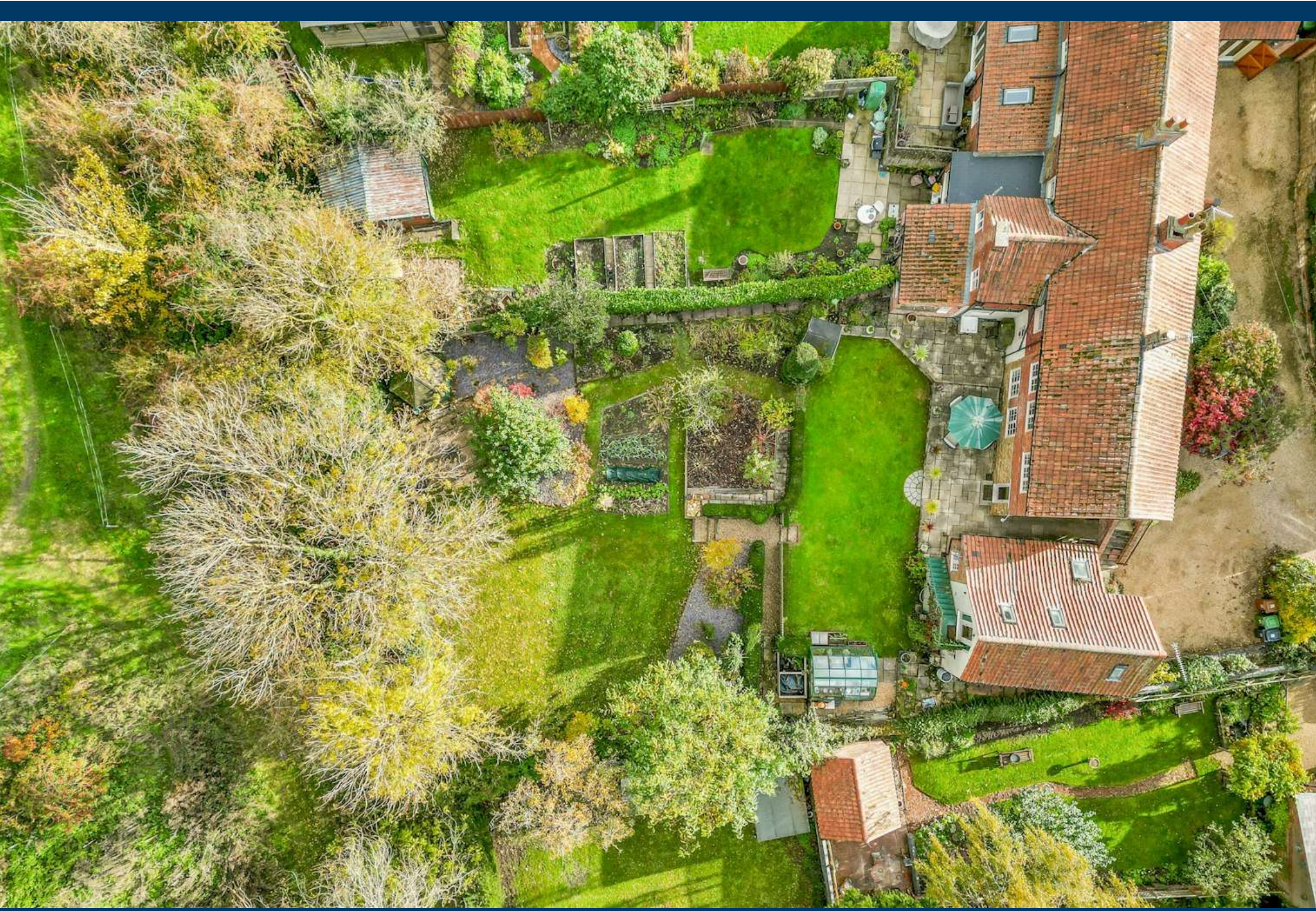
Garage 4.1m x 7.32m (13'6" x 24'0")

Workshop Area 3.77m x 1.91m (12'5" x 6'4")

Utility Area 1.75m x 1.85m (5'8" x 6'1")









## GROUND FLOOR



## 1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	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: 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 £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.