



1b Stonesby Road, Saltby

Offers Over £625,000

 **NEWTON FALLOWELL**

1b Stonesby Road

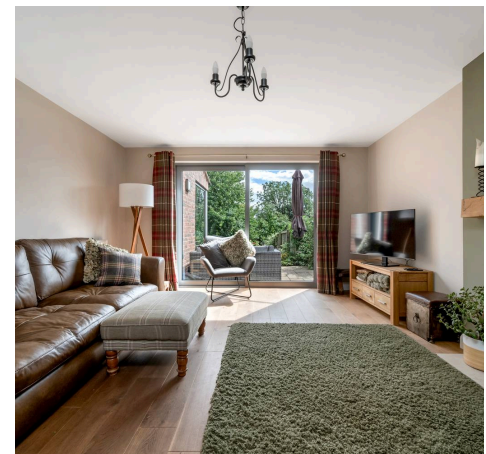
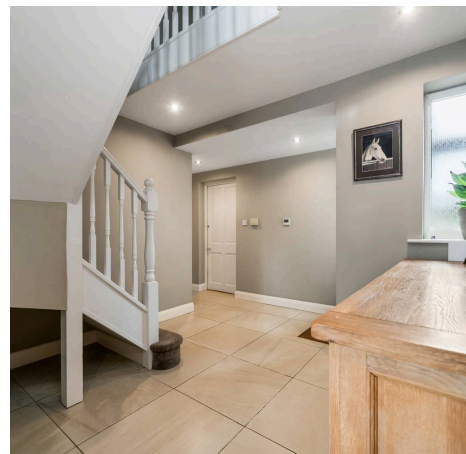
Saltby, Melton Mowbray

This superb four-bedroom detached family home occupies a desirable village setting and enjoys panoramic views across the surrounding rolling countryside. Generously proportioned throughout, the property combines flexible living space with a south-facing garden and several valuable energy and practical upgrades.

The accommodation begins with a welcoming entrance hall, which provides access to a useful ground-floor cloakroom and a separate study—ideal for anyone working from home. From here, the property opens into a stunning open-plan dining kitchen benefiting integrated appliances and full-width patio doors open directly onto the garden, creating a sociable setting for everyday family life and entertaining. The spacious living room offers an inviting place to relax, with a multi-fuel burner forming a warm and attractive focal point. Large glazed doors bring in plenty of natural light while creating a wonderful connection with the garden and countryside beyond.

Completing the ground floor is an integral garage, while an EV charging point provides a convenient facility for electric-vehicle owners.

Upstairs, the landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, together with fitted wardrobes and a matching fitted dresser that provide excellent storage. The remaining bedrooms offer the flexibility required for growing families, guests or additional home-working space.





The bedrooms are served by an impressive four-piece family bathroom, where a traditional roll-top bath adds character and provides the perfect place to unwind.

The loft has been thoughtfully upgraded with additional insulation and is fully boarded, providing valuable storage space. It also benefits from power and easy access via a fitted loft ladder.

Outside, the south-facing garden offers a generous space for relaxing, entertaining and family activities while making the most of the daylight. A large garden shed provides substantial storage for tools, outdoor furniture and equipment. The property's elevated outlook is enhanced by panoramic views over the rolling countryside, creating an attractive and peaceful backdrop.

Saltby is a charming rural village surrounded by beautiful Leicestershire countryside. At the heart of the community is The Nags Head, a welcoming traditional pub serving food and real ales. The village offers peaceful country living while remaining conveniently positioned for nearby market towns, amenities and transport links.

Further practical benefits include a boiler installed approximately 18 months ago and a Megaflo pressurised hot-water system, designed to provide strong and reliable water pressure throughout the home.

With four double bedrooms, spacious open-plan living, excellent storage, modern upgrades and a desirable village location, this outstanding detached home is ideally suited to contemporary family life.



Entrance Hall

Living Room

17' 10" x 12' 11" (5.44m x 3.94m)

Dining Kitchen

22' 2" x 16' 1" (6.76m x 4.90m)

Study

6' 1" x 10' 7" (1.85m x 3.23m)

Cloakroom WC

Bedroom One

18' 3" x 17' 3" (5.56m x 5.26m)

En-suite Shower

Bedroom Two

11' 9" x 14' 9" (3.58m x 4.49m)

Bedroom Three

11' 7" x 12' 11" (3.53m x 3.94m)

Bedroom Four

11' 8" x 10' 8" (3.56m x 3.25m)

Bathroom





A stunning south facing rear garden with delightful open views over the surrounding countryside, and a paved patio seating area to enjoy those sunny days.

An attached garage and workshop with an up and over door, power and light.

A substantial driveway providing ample off-road parking and gated access to the rear garden.

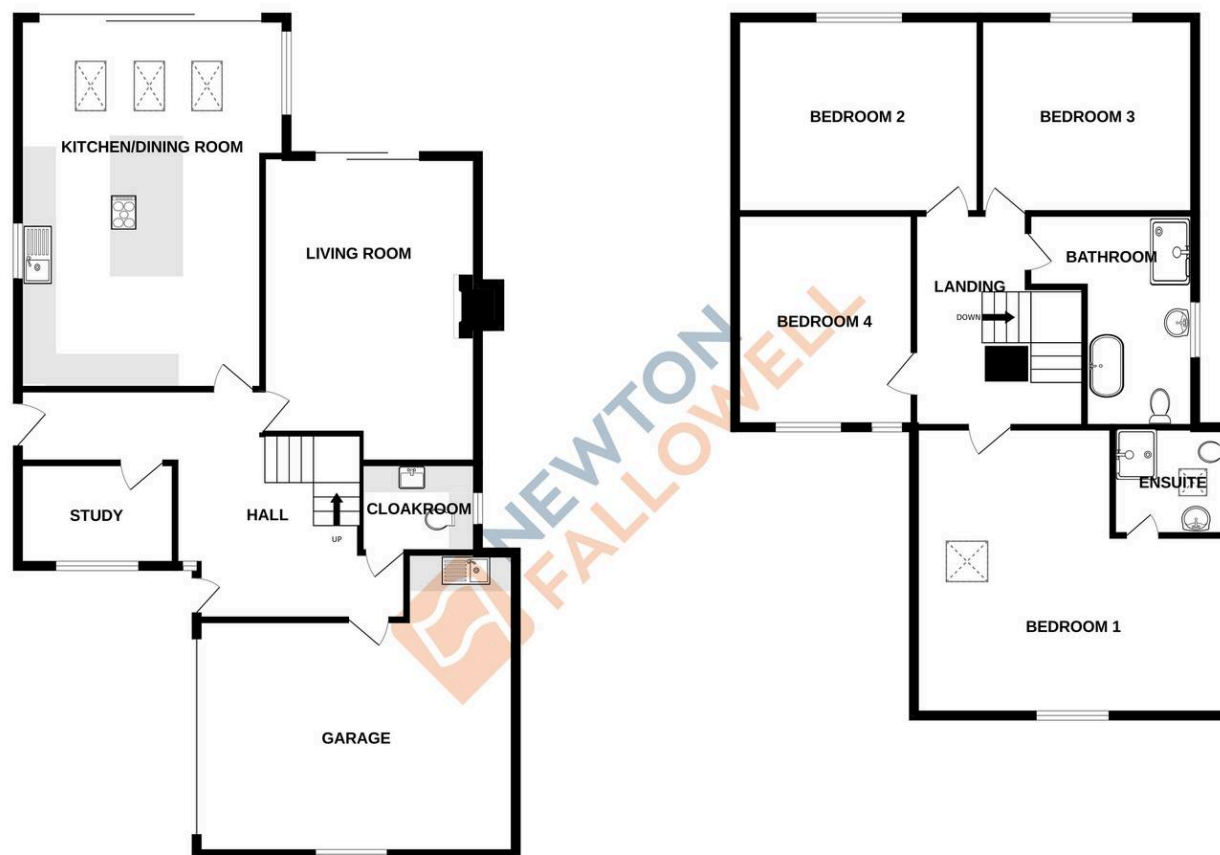
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





TOTAL FLOOR AREA : 2128 sq.ft. (197.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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