MAIN STREET, GRIMSTON

Asking Price Of £565,000

Three Bedrooms

Freehold

Middletons
town & country

- DETACHED HOUSE
- DOWNSTAIRS SHOWER ROOM
- GOOD SIZED GARDEN
- AIR CONDITIONING
- GENEROUS DRIVEWAY
- OPEN-PLAN LIVING
- LOCAL SCHOOLS NEARBY
- WEST OF MELTON MOWBRAY
- COUNCIL TAX BAND E

01664 566258

info@middletons.uk.com

Beautifully presented throughout this three bedroom detached house occupies a generous, private plot in the highly regarded Wolds village of Grimston. The village benefits from excellent primary and secondary schooling options nearby, including well-regarded institutions under the Mowbray Education Trust and Long Field Spencer Academy in nearby Melton Mowbray. With the community-owned Black Horse pub just a short walk away, and effortless commuter links via the A46 to Leicester and Nottingham, this property represents the ultimate country escape without compromise.

The well appointed accommodation on offer comprises: spacious entrance hall, open-plan kitchen and lounge diner, utility room, shower room and boot room to the ground floor. Three bedrooms, ensuite bath/shower room and a separate WC to the first floor. Outside the property benefits from a gated driveway providing ample off road parking and an extensive landscaped garden. The property also features an air conditioning unit which provides cold and warm air to the property.

ENTRANCE HALL Entering into a spacious hallway featuring a return staircase rising to the first-floor landing. Cleverly designed under-stairs storage includes pull-out shoe drawers and a fitted wine rack, providing excellent practicality. Further benefiting from a radiator, inset LED lighting, tiled flooring and pine doors leading off to:

KITCHEN 13' 10" x 9' 8" (4.23m x 2.95m) Fitted with a generous range of contemporary base and drawer units topped with work surfaces incorporating a ceramic one-and-a-half bowl sink and drainer with tiled splash backs. Included in the sale is a recently installed dishwasher together with a Beko oven and extractor hood over. Dual-aspect windows enjoy pleasant views over the garden while allowing an abundance of natural light to flood the room. Further benefiting from inset LED lighting, a radiator and tiled flooring which seamlessly continues through to the lounge diner.

LOUNGE/DINER 14' 1" x 15' 9" (4.31m x 4.82m) A wonderful open-plan space designed for both everyday living and entertaining, featuring French doors opening directly onto the patio and creating a seamless connection to the garden. The room offers ample space for both lounge and dining furniture, complemented by inset LED lighting, a radiator and TV aerial point, making it an ideal setting for relaxing with family and friends.

UTILITY ROOM 12' 4" x 6' 11" (3.76m x 2.12m) This practical utility room is fitted with a base unit incorporating a stainless-steel sink and drainer, together with plumbing for a washing machine and ample space for additional white goods. A window and external door provide access to the side of the property while allowing natural light into the room. Further benefiting from a radiator and tiled flooring.

SHOWER ROOM 9' 8" x 7' 7" (2.97m x 2.33m) Comprising a walk-in shower cubicle, pedestal wash hand basin and a dual-flush WC. A rear-facing window provides natural light and ventilation, complemented by an extractor fan, inset LED lighting, a radiator and tiled flooring.

BOOT ROOM Having a window to the side aspect, this versatile space offers ample room for a small desk, making it ideal for home working or study. A wall-mounted Ideal combi boiler is housed here, with tiled flooring completing the room.

LANDING Taking the stairs to the first floor, you arrive at a spacious landing illuminated by two Velux windows positioned above the stairwell, allowing plenty of natural light to flood the space. A hatch provides access to the large loft area, while carpet flooring and doors lead off to the remaining accommodation.

BEDROOM ONE 15' 10" x 13' 5" (4.84m Max x 4.09m) A very generous principal bedroom enjoying a rear-facing window fitted with plantation-style shutter blinds and offering attractive views over the garden and open countryside beyond. The room further benefits from a radiator, TV aerial point and soft carpet flooring, with a door leading through to the ensuite shower room, creating a peaceful and private retreat.

ENSUITE 9' 8" x 9' 8" (2.95m x 2.97m) Comprising a luxurious four-piece suite featuring a freestanding bath with central mixer tap and shower attachment, walk-in shower cubicle with rainfall shower head and separate hand-held riser, vanity wash hand basin and a dual-flush WC. Two Velux windows allow plenty of natural light to fill the room, while a heated towel rail and tiled flooring complete this stylish and well-appointed bathroom.

BEDROOM TWO 13' 10" x 13' 11" (4.24m Max x 4.25m) Another generous double bedroom enjoying dual-aspect windows that flood the room with natural light throughout the day. The room further benefits from a radiator and carpet flooring, creating a bright and comfortable space.

BEDROOM THREE 6' 5" x 11' 8" (1.96m x 3.57m) Having a window to the front aspect, radiator and carpet flooring.

WC 8' 0" x 3' 3" (2.44m x 1.01m) Comprising of a dual flush WC and a wash hand basin, radiator and vinyl flooring.

FRONT ASPECT Double gates secure the front boundary and open onto a generous gravel driveway, providing ample off-road parking for several vehicles, with a convenient external power socket positioned beside the entrance. A storm porch shelters the front door, adding both character and practicality to the property's attractive frontage. Paved pathways extend around the side and rear elevations, where useful storage sheds and an air-conditioning unit are discreetly positioned.

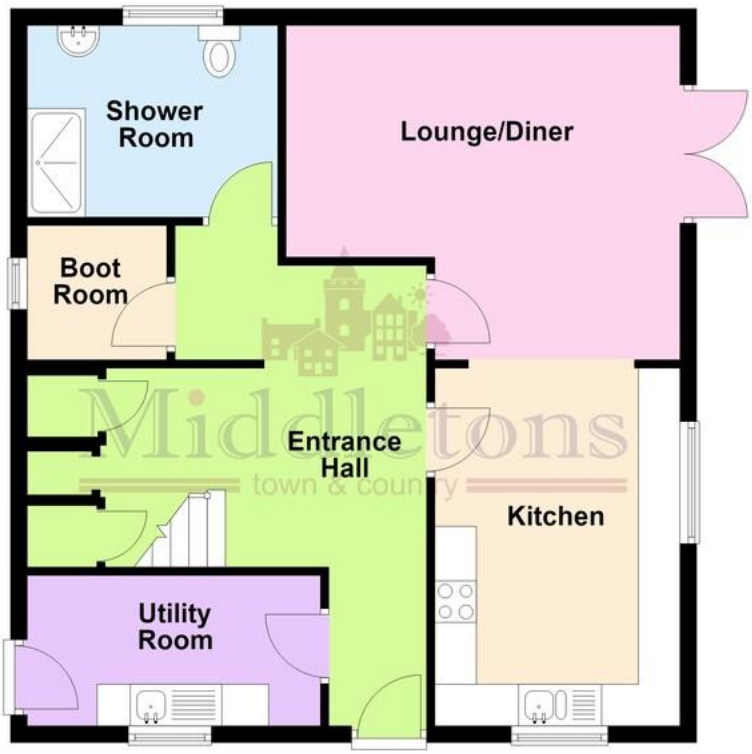
GARDEN The beautifully landscaped rear garden has been thoughtfully designed around a central lawn, creating a variety of spaces to relax and entertain. A paved patio adjoins the house, while a raised decked seating area occupies the top corner of the garden. To the opposite side, a covered arbour seating area provides the perfect spot to enjoy the sun throughout the day. A central illuminated slate bed, featuring a specimen potted tree, creates an attractive focal point, whilst raised planting beds, mature shrubs and established trees along the boundaries provide a wonderful sense of privacy and seclusion.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

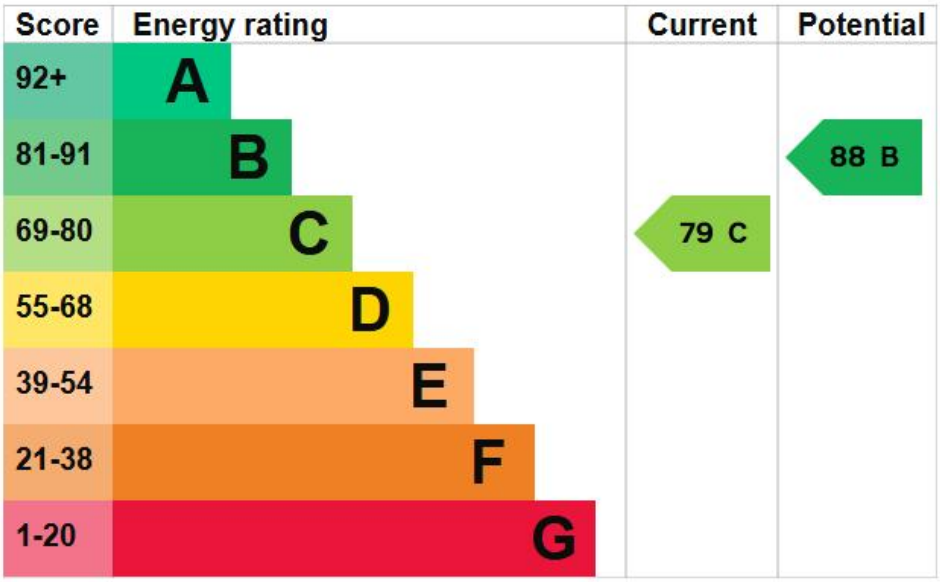
THIRD PARTY REFERRAL ARRANGEMENTS Middletons Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request or visit middletons.uk.com/Referral-Fees

Ground Floor



First Floor

This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.



01664 566258
www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.