



19 Main Street, Muston, Leicestershire, NG13
0FB

£415,000

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Traditional Bungalow
- 2 Double Bedrooms
- Wonderful Established Plot
- Gated Driveway & Garage
- Pleasant Village Setting
- Tastefully Modernised Throughout
- Contemporary Fixtures & Fittings
- Aspect Across To Adjacent Paddock
- Ideal For Downsizers
- Viewing Highly Recommended

An excellent opportunity to purchase an individual detached traditional bungalow which occupies a wonderful, established and generous plot within this small Vale of Belvoir village.

The property is tastefully presented throughout having seen a general programme of modernisation over the years and offers an attractive double bay fronted design with a central entrance door leading into a well proportioned entrance hall and, in turn, the main accommodation. This comprises a light and airy dual aspect sitting room with a feature chimney breast with solid fuel stove and an aspect to the side across an adjacent paddock. An open plan dining kitchen provides a well appointed space, again with a feature chimney breast with solid fuel stove. The kitchen is well appointed with a generous range of contemporary units and integrated appliances and this room again benefits from windows to two elevations as well as access out into the rear garden. Leading off the central hallway are two double bedrooms, the spacious principle room having a walk in bay window to the front. These bedrooms are both serviced by a well appointed bath/shower room.

In addition the property is well appointed throughout with tasteful decoration, UPVC double glazing and gas central heating.

As well as the main accommodation the property occupies a fantastic, established and landscaped plot which is generous by modern standards extending to around 140 ft. in length. The property is set well back from the lane with a gated driveway and garage, a generous frontage and a delightful enclosed garden at the rear which affords a pleasant aspect across to an adjacent paddock.

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

MUSTON

There is a public house/restaurant in Muston and further facilities are available in the adjacent village of Bottesford including primary and secondary schools, several public houses and restaurants, railway station with links to Nottingham and Grantham from where there is a fast rail link to London's Kings Cross in just over an hour and there is a daily bus service to the Grammar Schools in Grantham. The A52, A46 and A1 are also close by providing excellent road access. There are local walks along the Grantham canal and pretty Vale of Belvoir countryside which links to nearby picturesque villages, many of which offer highly regarded public houses and restaurants. The village is a stone's throw away from Belvoir

Castle which holds events and shows throughout the year. Muston also boasts 'Muston Meadows' which is understood to be one of the finest lowland meadows in England, extending to approximately 41 hectares offering a haven for local wildlife and plants.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENCLOSED STORM PORCH

5'2" x 3'5" (1.57m x 1.04m)

Having panel effect walls, cloaks hanging space, window to the front, inset mat to the floor and a further obscured glazed internal door leading through into:

MAIN ENTRANCE HALL

15'7" x 6' (4.75m x 1.83m)

A pleasant initial entrance vestibule having oak stripped wood flooring and further doors leading to:

MAIN SITTING ROOM

15'2" (17'8" max into bay) x 13'10" (4.62m (5.38m max into bay) x 4.22m)

A well proportioned light and airy reception which benefits from a dual aspect having a walk in bay window to the front and additional window looking across to an adjacent paddock at the side. The focal point is a chimney breast with exposed brick fireplace, raised tiled hearth, inset solid fuel stove, oak fire surround and alcoves to the side.

BREAKFAST KITCHEN

17'3" max x 13'8" max (5.26m max x 4.17m max)

A well proportioned light and airy space benefitting from a dual aspect with window to the side overlooking adjacent paddocks and a lean to conservatory large enough to accommodate a dining table being open plan to the kitchen and providing access into the rear garden. The kitchen is tastefully appointed with a generous range of contemporary gloss fronted wall, base and drawer units with chrome door furniture and butchers block preparation surfaces including a breakfast bar area for informal dining; large inset ceramic sink with articulated mixer tap and mosaic tiled splash backs; integrated appliances including double oven with microwave above, ceramic induction hob, dishwasher and washing machine. The focal point is an exposed brick chimney breast with raised brick hearth, inset solid fuel stove, timber mantel above and alcove to the side with built in cupboards.

RETURNING TO THE MAIN ENTRANCE HALL AN OPEN DOORWAY LEADS THROUGH INTO:

INNER HALLWAY

5'9" x 2'10" (1.75m x 0.86m)

Having access to loft space above and further doors to:

BEDROOM 1

15'10" (17'11" max into bay) x 13'6" (4.83m (5.46m max into bay) x 4.11m)

A well proportioned double bedroom having walk in bay window to the front and wardrobes with sliding door fronts.

BEDROOM 2

15' x 10' (4.57m x 3.05m)

A further double bedroom having an aspect into the rear garden with a walk in bay.

BATH/SHOWER ROOM

8'10" x 5'9" (9' max into cloak room) (2.69m x 1.75m (2.74m max into cloak room))

An L shaped space tastefully appointed with a modern suite comprising quadrant shower enclosure with curved glass screen and wall mounted shower mixer, free standing double ended roll top bath and claw bath with chrome mixer tap with integral shower handset and pedestal washbasin; tiled walls, contemporary towel radiator and window to the rear.

An open doorway leads through into:

CLOAK ROOM AREA

5'9" x 2'11" (1.75m x 0.89m)

Having a suite comprising WC with concealed cistern, vanity surface over and tiled splash backs; window to the rear.

EXTERIOR

One of the main selling features of this individual bungalow is its particularly attractive, established, plot which is generous by modern standards, approaching 140 ft in length and extending to around 6,000 sq.ft. The property is set well back from the lane behind a walled frontage with double gates leading onto a driveway providing off road car standing for several vehicles and, in turn, a detached brick built garage that provides either parking or excellent workshop space. The frontage approaches 70 ft. in length and has been well maintained having central lawn, well stocked perimeter borders with a range of trees and shrubs and a pathway sweeping to the front door. An additional area to the side gives gated access to the rear garden which offers an excellent degree of privacy as well as a westerly aspect across to an adjacent paddock. The rear garden is mainly laid to lawn with well stocked perimeter borders, various seating areas including a terrace with timber pergola over providing a covered area to enjoy views into the garden.

GARAGE

21' x 9'3" (6.40m x 2.82m)

COUNCIL TAX BAND

Melton Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas and water. Drainage is via a septic tank but we are informed by the vendor this is then pumped to the mains drains. (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#>

Broadband & Mobile coverage:-

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

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

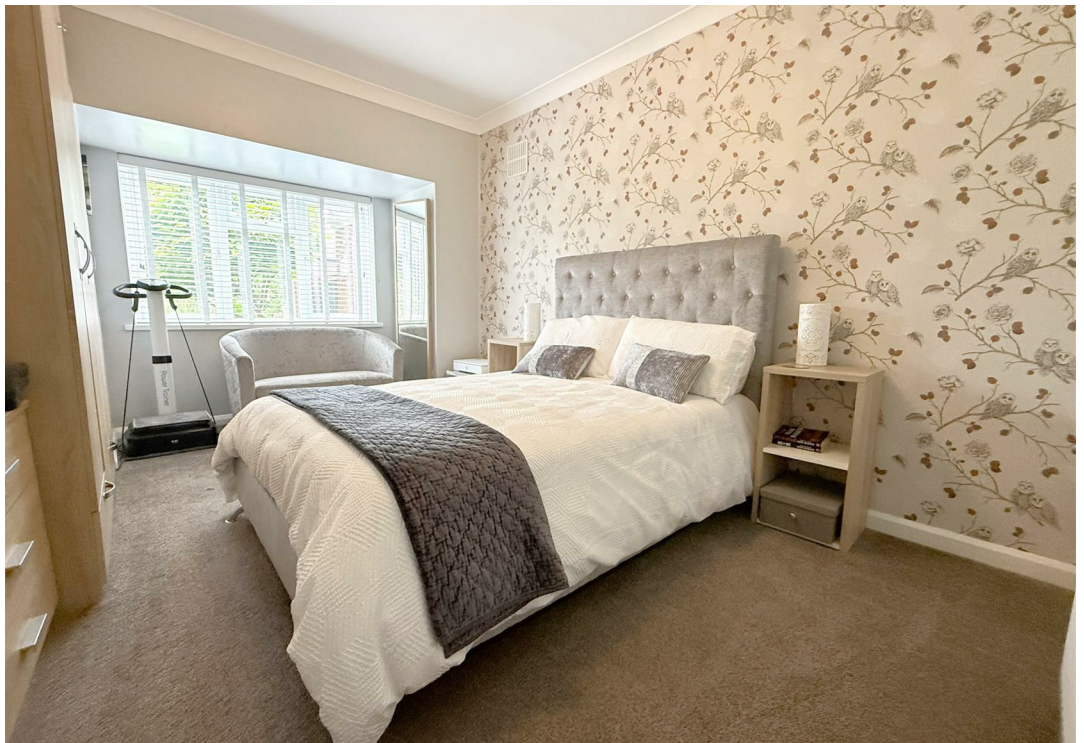
<https://reports.ofsted.gov.uk/>

Planning applications:-

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







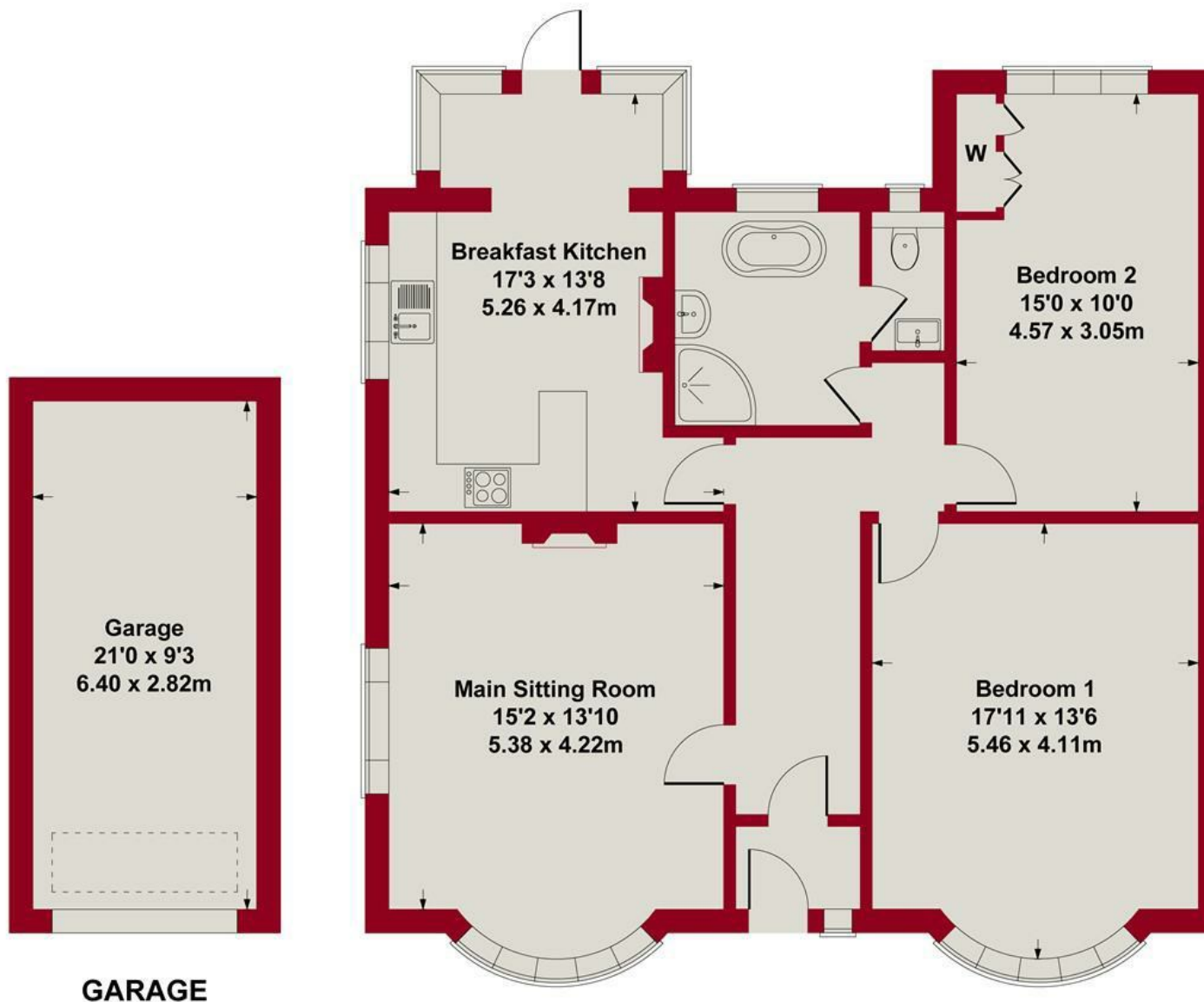












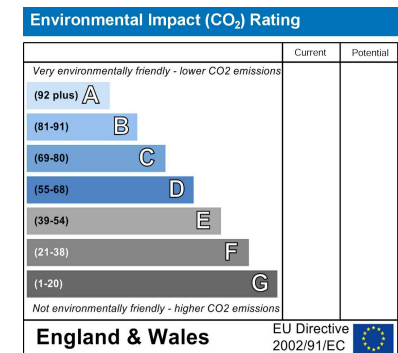
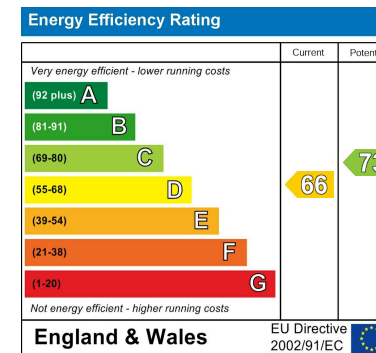
GARAGE

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.



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



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