



THE STACKYARD, CROXTON KERRIAL

Asking Price Of £275,000

Three Bedrooms

Freehold



DETACHED HOUSE

OFF ROAD PARKING

WEST FACING GARDEN

GOOD COMMUTER LINKS

CHAIN FREE

THREE BEDROOMS

LOCAL SCHOOLS NEARBY

VILLAGE WITH AMENITIES

COUNCIL TAX BAND D

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Beautifully presented three- bedroom detached home, perfectly tucked away at the end of a peaceful cul- de- sac within one of the areas most sought- after and well- connected villages, it offers an inviting lifestyle in a truly idyllic setting. Just 8 miles from Melton Mowbray and 6 miles from Grantham, the village enjoys excellent access to local amenities and fast rail connections, with direct trains from Grantham to London King's Cross providing convenient travel to the capital.

The accommodation on offer comprises; entrance hall, cloakroom, kitchen diner and lounge t the ground floor. Three good sized bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from generous off road parking, and a West facing rear garden.

ENTRANCE HALL Having a return staircase rising to the first floor with a window on the half landing allowing natural light to filter through. A handy under stairs cupboard provides storage, alarm panel and heating control, tiled flooring and doors off to;

CLOAKROOM 5' 5" x 5' 10" (1.67m x 1.78m) Comprising of a dual flush WC, pedestal wash hand basin and a heated towel rail. Housing and plumbing for both a washing machine and tumble dryer. Obscure glazed window with fitted blind for privacy, extractor fan and tiled flooring.

KITCHEN/DINER 16' 4" x 9' 6" (5.0m x 2.92m) Fitted with a modern range of wall, base and drawer units with smart home controlled soft under-lighting, topped with work surfaces inset with a composite sink and drainer unit. Kenwood dishwasher, Hotpoint electric oven, Hisence induction hob with extractor hood over. Dual aspect windows with fitted blinds and an external door to the side patio area. Comfort is enhanced by a smart heater, underfloor heating, and tiled flooring throughout.

LOUNGE 20' 5" x 9' 11" (6.24m x 3.03m) This spacious reception room enjoys excellent natural light from a side-facing window and French doors with integral blinds, opening onto the decked seating area in the garden. The main focal point is the exposed brick and beam chimney breast, which houses a multi-fuel burner for cosy evenings. Additional features include two smart electric heaters, TV aerial point, carpet flooring, and a sliding door leading through to the hallway.

LANDING Taking the stairs to the first floor landing with a electric storage heater and doors off to the bedrooms. There are two loft spaces, the main one being partly boarded.

BEDROOM ONE 9' 6" x 9' 8" (2.92m x 2.95m) Having dual aspect windows with fitted shutters for privacy, electric heater, carpet flooring and a door to the ensuite shower room.

ENSUITE 5' 2" x 6' 3" (1.6m x 1.92m) Comprising of a tiled corner shower cubicle, dual flush WC and a pedestal wash hand basin. Obscure glazed window and tiled flooring with under floor heating for comfort.

BEDROOM TWO 12' 0" x 13' 0" (3.68m x 3.98m) Having a side facing window with fitted blind, electric storage heater and carpet flooring.

BEDROOM THREE 10' 3" x 7' 8" (3.13m x 2.36m) Having a side facing window with fitted blind and shutters for privacy, electric storage heater and carpet flooring.

BATHROOM 5' 8" x 6' 11" (1.73m x 2.13m) Comprising a panel bath with shower attachment, pedestal wash hand basin and a dual flush WC. An obscure glazed window provides privacy, complemented by two wall-mounted cabinets, an electric shaver socket, tiled splash areas, an airing cupboard, and vinyl flooring.

FRONT ASPECT A block-paved drive provides ample off-road parking, with courtesy lighting guiding the way to the front door. The driveway continues along the side of the property, where raised flower and shrub beds add colour and interest, accompanied by two useful garden sheds. Gated access leads through to the rear garden.

REAR GARDEN Having a paved seating area with a pergola adjacent to the kitchen, this garden creates a lovely spot for morning coffee or entertaining friends. A second decked seating area sits just off the lounge, enhanced by an outside wall heater, garden tap, and courtesy lighting for year-round enjoyment. A formal lawn is framed by established shrubs and flowers, leading to raised vegetable beds, a greenhouse, and a garden shed. To the side of the property, a further log store and powered shed sit within a landscaped area featuring raised shrub beds,

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.

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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.

EPC TO FOLLOW

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THE PROPERTY OMBUDSMAN
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