



**Santanyi 23 Church Lane, Muston,  
Leicestershire, NG13 0FD**

**Chain Free £795,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Generous Detached Bungalow
- Formal Gardens & Paddock
- Up To 4 Bedrooms & 2 Receptions
- Utility & Cloak Room
- Modernised Accommodation
- Extensive 4 Acre Plot
- Stabling To Rear Of The Property
- 2 Bath/Shower Rooms
- Ample Parking & Garage
- No Upward Chain

A fantastic opportunity to purchase an individual single storey home which offers both a deceptive level of accommodation, lying in the region of 1,700 sq.ft., but also a wonderful location at the heart of this Vale village, providing just in excess of 4 acres of land including 0.45 acres of formal gardens, considerable parking and garage. To the rear is a paddock lying in the region of 3.6 acres encompassing well maintained timber stables and providing an enclosed grazing area perfect for the equine user with access directly off the rear of the property.

Internally the property offers a versatile layout and has been refurbished throughout with a new central heating system, updated kitchen and bathrooms as well as neutral decoration; having up to 4 double bedrooms, 2 main reception areas, ensuite, main bathroom and separate cloak room off the hallway.

Overall this is a really interesting opportunity to purchase a unique home in a fantastic setting, perfect for those looking for a wonderful level of outdoor space either for grazing or purely for the love of the outdoors and green open areas.

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 CONTEMPORARY COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

## INITIAL ENCLOSED PORCH

6'3" x 8'3" (1.91m x 2.51m)

A well proportioned space having double glazed window to the front, tiled floor with mosaic border inlay and a further oak glazed door leading to:

## MAIN L SHAPED ENTRANCE HALL

20'3" max x 10'8" max (6.17m max x 3.25m max)

An L shaped entrance vestibule having continuation of the tiled floor, built in storage cupboard and further oak doors leading to:

## CLOAK ROOM

5'7" x 2'9" (1.70m x 0.84m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin with chrome taps; tiled splash backs and floor.

## SITTING ROOM

22' x 12' (6.71m x 3.66m)

A well proportioned light and airy reception benefitting from windows to three elevations; the focal point being a chimney breast with inset solid fuel stove.

## DINING ROOM

15'4" x 12'4" (4.67m x 3.76m)

A well proportioned versatile reception currently utilised as formal dining lying adjacent to the kitchen, benefitting from a dual aspect with windows overlooking the rear garden.

A further oak door leads through into:

## KITCHEN

22' x 6'11" (6.71m x 2.11m)

A well proportioned space which has been tastefully appointed and modernised with a generous range of Shaker style wall, base and drawer units with brushed metal fittings; having two runs of oak preparation surfaces with integral breakfast bar and twin bowl Belfast style sink with brushed metal mixer tap; integrated appliances including Bosch hob with chimney hood over, fridge, freezer, pull out larder unit, wine cooler, Bosch fan assisted oven with combination microwave; plumbing for dishwasher, slate effect tiled floor, contemporary radiator and two double glazed windows overlooking the rear garden.

A further door leads through into:

## UTILITY ROOM

7'10" max x 9'3" (2.39m max x 2.82m)

A well proportioned space fitted with a range of wall and base units and 3/4 high larder unit; space for free standing fridge freezer, plumbing for washing machine, L shaped configuration of oak preparation surface with inset Franke sink and drain unit with brushed metal mixer tap; double glazed window and exterior door leading into the garden.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER OAK DOORS LEAD TO:

### **BEDROOM 1**

21'10" x 12'5" (6.65m x 3.78m)

A particularly well proportioned principle suite comprising large double bedroom with ensuite facilities; having double glazed windows to three elevations with pleasant views across the property's garden and paddock to the westerly side.

A further door leads into:

### **ENSUITE SHOWER BATHROOM**

8'5" x 4'11" (2.57m x 1.50m)

Having a three piece suite comprising panelled bath, close coupled WC and pedestal washbasin with tiled splash backs and window.

### **MAIN SHOWER ROOM**

8'3" x 7'10" (2.51m x 2.39m)

Beautifully appointed having been tastefully modernised; having a suite comprising large double length Mira shower with glass screen, wall mounted digital shower mixer with both independent handset and rainwater rose over, vanity unit with inset twin ceramic bowl basins with chrome mixer taps and close coupled WC; inset downlighters to the ceiling, contemporary towel radiator and window.

### **BEDROOM 2**

12'4" x 11'3" (3.76m x 3.43m)

A well proportioned double bedroom having aspect to the front, useful alcove and bow window overlooking the front garden.

### **BEDROOM 3**

12'6" into alcove (11'2" min) x 10'2" (3.81m into alcove (3.40m min) x 3.10m)

A further double bedroom having aspect to the front, useful alcove and bow window.

### **BEDROOM 4**

11'5" x 8'4" (3.48m x 2.54m)

Again large enough to accommodate a double bed, having aspect to the front, built in shelved cupboard and bow window.

### **GARAGE**

18' deep x 13' wide (5.49m deep x 3.96m wide)

Having electric roller shutter door, power and light, steps to the rear giving access to a useful storage space in the eaves and window to the side.

### **EXTERIOR**

This unique homes occupies a stunning plot which in total exceeds 4 acres and comprises initial formal gardens lying in the region of 3.45 of an acre and, to the westerly side of the property, an enclosed grass paddock which lies in the region of 3.6 acres providing a wonderful vista from the property's garden but also making it ideal for the equestrian user or simply those looking for an attractive rural outdoor space. The initial formal gardens provide

a substantial block set driveway which gives a considerable level of off road parking and in turn leads to the integral garage. The remainder of the garden is laid to lawn, wrapping around the full perimeter of the property with well stocked borders with established trees and shrubs, creating a delightful outdoor space with a good degree of privacy. To the westerly side of the property is an area landscaped to provide a terrace with hot tub and timber deck looking out across the paddock and, to the side. also encompasses a range of useful storage sheds and log store. The paddock can be accessed directly off the rear of the formal gardens but there is another vehicular access further down Church Lane which sweeps into the paddock where there are well maintained timber stables with a concrete apron enclosed by post and rail fencing, also having power and light. The paddock affords wonderful views from the house as well as across adjacent fields beyond.

### **TACK ROOM**

11' x 7' (3.35m x 2.13m)

### **STABLE 1**

12'x 11' (3.66mx 3.35m)

### **STABLE 2**

11' x 16' (3.35m x 4.88m)

### **STABLE 3**

12' x 11' (3.66m x 3.35m)

### **COUNCIL TAX BAND**

Melton Borough Council - Band E

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

We understand the property is on mains drainage, water, gas and electric. (information taken from Energy performance certificate and/or vendor).

Please note there is a public footpath which runs through the paddock (this does not encroach on the formal gardens or driveway surrounding the property).

We understand the property experienced surface water flooding in January 2025. There were various circumstances that are believed to have contributed to this and various works have been carried out to help mitigate, in addition the property has physical flood defences in place. We are happy to discuss this in greater detail if required.

### **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>



















Floorplan to follow



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



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