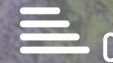


William.



21 Main Street
Stonesby, Melton Mowbray, LE14 4QX

Guide price £875,000



21 Main Street

Stonesby, Melton Mowbray, LE14 4QX

William. is proud to offer "The Grain Store" to market. A stunning four double bedroom, three-bathroom executive country home, set within an exclusive residential development in the popular village of Stonesby. Positioned on the edge Leicestershire's open countryside, it truly is property which must be viewed!

This unique residence is immaculately presented and has been tastefully upgraded and maintained to a meticulous standard by the existing owners, offering deceptively spacious accommodation throughout in brief comprising: Entrance hall, formal living room, playroom, spacious kitchen with separate dining room, utility / boot room and guest WC to the ground floor. Whilst to the first floor is an impressive Principal Bedroom Suite, boasting a luxury en-suite, walk-in wardrobes and separate dressing room. There are three further well-proportioned double bedrooms (bedroom two also with en-suite) plus a separate contemporary family bathroom.

Externally the property boasts beautifully landscaped formal gardens which wrap around the main house, as well as a more intimate courtyard garden, accessed directly from the dining kitchen via feature bi-fold doors - The ideal space for outdoor entertaining! The property benefits further from a private driveway and double garage.

Surrounded by charming countryside, Stonesby offers a mix of period charm and modern convenience being located within easy access of Melton, Grantham, Oakham, Nottingham and Leicester. There are easy transport links to the M1, A1, A46 and A606/7 networks. Rail links from Grantham offer direct trains to London St. Pancras. The neighbouring village of Waltham on the Wolds offers a thriving community with popular pub, primary school, shop/post office and deli.

Viewing of this fantastic property cannot be recommended highly enough to fully appreciate the level of finish and accommodation on offer. Viewing is strictly By Appointment Only - To be arranged directly via William.

Accommodation Comprises:

Ground Floor

Entrance Hall

18'0" x 6'6" (5.5 x 2.0)





Formal Living Room

25'5" x 14'1" (7.75 x 4.3)

Play Room

12'9" x 10'11" (3.9 x 3.35)

Kitchen

20'4" x 17'0" (6.2 x 5.2)

Dining Room

24'5" x 9'10" (7.45 x 3.0)

Utility / Boot Room

10'11" x 8'2" (3.35 x 2.5)

Guest WC

5'1" x 3'7" (1.55 x 1.1)

First Floor

First Floor Landing

18'2" x 6'6" (5.55 x 2.0)

Principal Bedroom

16'10" x 13'1" (5.15 x 4.0)

Luxury En-Suite

16'0" x 9'10" (4.9 x 3.0)

Walk-in Wardrobe

7'10" x 7'10" (2.4 x 2.4)

Dressing Room

9'2" x 7'10" (2.8 x 2.4)

Bedroom 2

19'4" x 17'8" (5.9 x 5.4)

En-Suite

8'6" x 4'7" (2.6 x 1.4)

Bedroom 3

11'1" x 8'2" (3.4 x 2.5)

Bedroom 4

11'1" x 8'2" (3.4 x 2.5)

Family Bathroom

8'10" x 8'6" (2.7 x 2.6)

Outside

Formal Gardens

Courtyard Garden

Driveway & Double Garage

Disclaimer



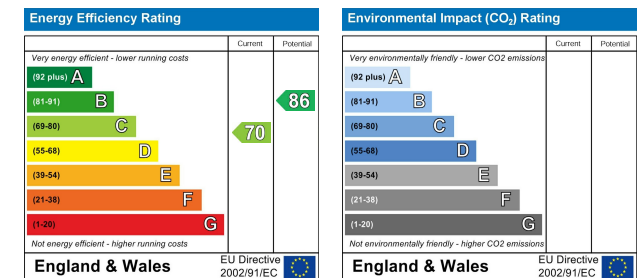
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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