

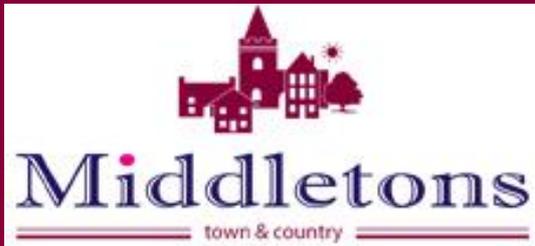


VALEBROOK ROAD, STATHERN

Asking Price Of £300,000

Three Bedrooms

Freehold



LINK-DETACHED

CHAIN FREE

GOOD SIZED GARDEN

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

OPEN-PLAN LIVING

WELL SERVICED VILLAGE

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND D

01664 566258

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Offered with no onward chain and refurbished throughout this three bedroom link-detached house is situated in the sought after village of Stathern. Located in the Vale of Belvoir, benefiting from an excellent primary school, a village store, garage and a thriving church community. More extensive shopping facilities are available in the nearby market towns of Melton Mowbray and Bingham, the village is also well placed for easy access to Nottingham, the A1, and Grantham where you can catch the a train to London Kings Cross and St Pancras Stations.

The accommodation on offer comprises; entrance hall, lounge, newly fitted, open plan kitchen diner, utility area and cloakroom to the ground floor. Three bedrooms and a newly fitted bathroom to the first floor. Outside the property benefits from ample off road parking, integral garage and a good sized rear garden. Subject to planning consents the property could be extended to create a fourth bedroom above the integral garage.

ENTRANCE HALL Door with glazed side panels into the entrance hall, stairs rising to the first floor, radiator, telephone point, carpet flooring and door to the lounge.

LOUNGE 11' 10" x 13' 8" (3.62m x 4.18m) Having a front facing window allowing plenty of natural light to fill this nicely proportioned reception room, radiator, feature open fireplace, under stairs storage cupboard, carpet flooring and a door leading through to the kitchen diner.

KITCHEN/DINER 24' 1" x 11' 1" (7.35m x 3.38m) Newly fitted with a contemporary range of base and drawer units topped with quartz return work surfaces, breakfast bar, stainless steel sink and drainer unit with mixer tap over. Integrated appliances comprise of a Lamona dishwasher, electric oven and induction hob with a Russell Hobs extractor hood over. Two windows over looking the garden allow plenty of light, radiator, LED lighting and Herringbone laminate wood flooring continuing through to the utility area.

UTILITY ROOM Fitted with matching wall, base and drawer units with quartz work surfaces with space and plumbing for a washing machine. Window and external door to the garden, door to the garage and a door to the cloak room.

CLOAKROOM Comprising of a low flush WC and wash hand basin.

LANDING Taking the stairs from the entrance hall to the first floor landing having a built-in airing cupboard, loft access hatch and doors off to;

BEDROOM ONE 8' 4" x 13' 8" (2.56m x 4.18m) Having a front facing window, radiator and carpet flooring.

BEDROOM TWO 8' 9" x 11' 11" (2.68m x 3.65m) Having a rear facing window, radiator and carpet flooring.

BEDROOM THREE 7' 11" x 6' 5" (2.43m x 1.96m) Having a front facing window, radiator and carpet flooring.

BATHROOM 6' 0" x 6' 2" (1.84m x 1.9m) Newly fitted white three piece suite comprising of a panel bath with a shower riser and fixed waterfall shower head complimented by a glazed shower screen, vanity unit wash hand basin, dual flush WC and a heated towel rail. Obscure glazed window for privacy, extractor fan, wall heater, part tiled walls and flooring.

FRONT ASPECT A generous Tarmac driveway offers ample off-road parking and leads directly to the garage. The approach is framed by a formal lawn and a neatly paved pathway guiding you to the front door, while a side gate provides easy access to the rear garden.

GARAGE 8' 4" x 17' 7" (2.56m x 5.38m) Having an up and over door, wall mounted Ideal combi boiler (4 yrs old) power and lighting connected.

REAR GARDEN Generous garden having a paved patio adjacent to the house, formal lawn with a further paved seating area making the most of the days sun. Wood panel fencing secures the boundary.

AGENTS NOTE 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.

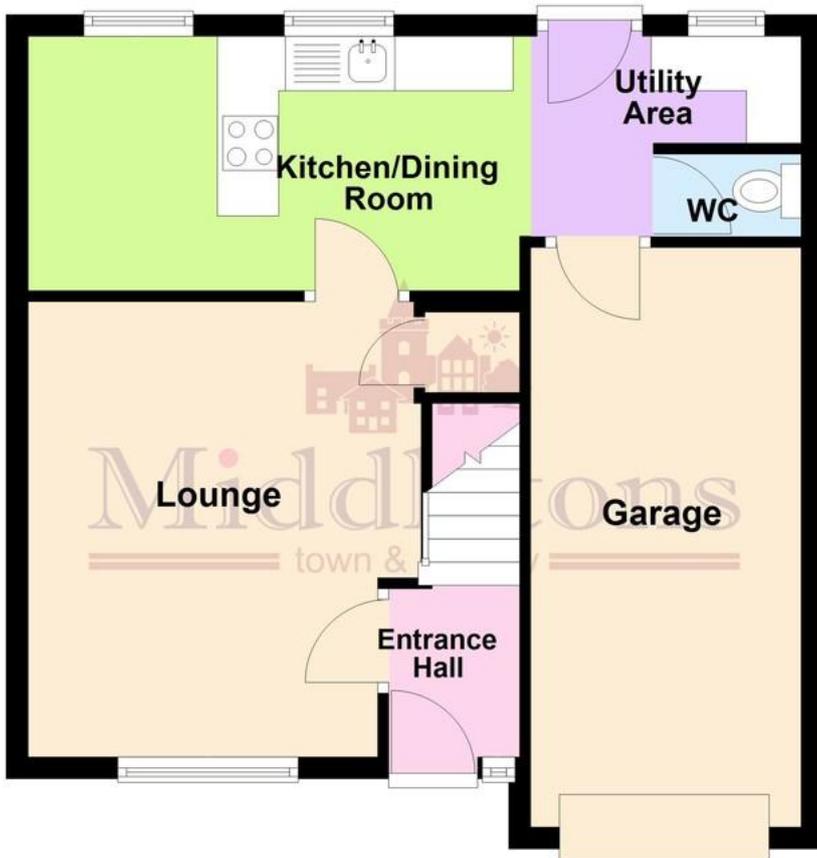
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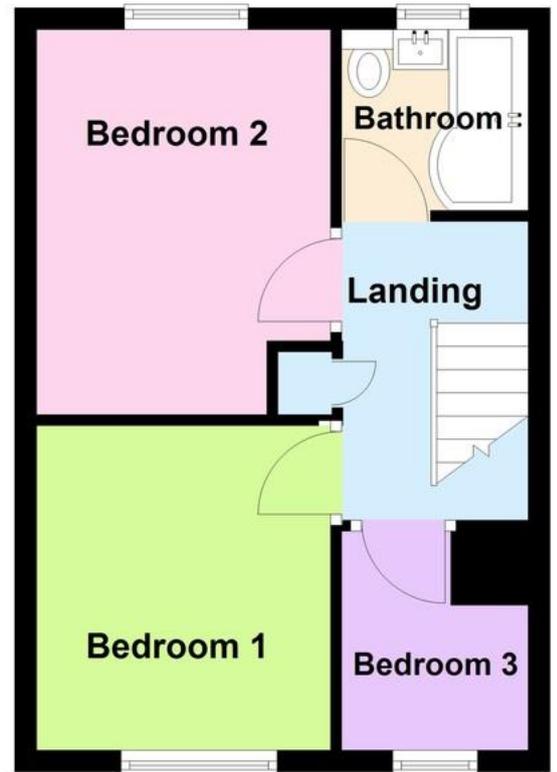




Ground Floor



First Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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