



**4 Woodview Paddock, Stathern,
Leicestershire, LE14 4HL**

£425,000

Tel: 01949 836678

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

- Modern Detached Home
- 3 Double Bedrooms
- Generous Open Plan Dining Kitchen
- Cul-De-Sac Location
- Well Regarded Village Setting
- Thoughtfully Designed & Tastefully Presented
- Ensuite & Main Bathroom
- Utility & Ground Floor Cloak Room
- Off Road Parking
- Viewing Highly Recommended

A thoughtfully designed and tastefully presented detached contemporary home completed around 2019 to a high specification and located in an exclusive cul-de-sac setting with a handful of similar dwellings, all positioned within this well regarded Vale of Belvoir village.

This delightful property offers in the region of 1,370 sq.ft. of internal accommodation, designed with a great deal of thought and attention to detail and tastefully appointed throughout to combine both traditional and modern elements. The property has an attractive facade with double glazed sash windows behind which lies a versatile layout comprising an initial entrance hall with ground floor cloak room off, a useful study ideal for today's way of home working and an attractive sitting room with an exposed brick fireplace with inset solid fuel stove and useful alcoves to the side. The room also benefits from a dual aspect and is part open plan to an impressive dining kitchen which provides a generous space, beautifully appointed with an excellent range of integrated units providing a good level of storage and includes a central island unit. As well as providing an excellent working area the kitchen has a range of integrated quality appliances and has a useful utility off. The dining/living area of the kitchen also has a run of bifold doors flooding this area with light and giving access into the enclosed low maintenance rear garden.

To the first floor there are three bedrooms, the main of which benefits from ensuite facilities and a separate walk in wardrobe, and a separate family bathroom.

As well as the internal accommodation the property occupies a pleasant, established, level plot with off road parking to the side, an courtyard area to the front and an enclosed garden at the rear which has been designed for low maintenance living with a central artificial lawn.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

STATHERN

Stathern is a thriving village community with local facilities including a highly regarded primary school, local shop and cafe, garage, village hall and public house. Further facilities can be found in the nearby market towns of Melton Mowbray, Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A52 and A46 to Nottingham and Leicester with links to the A1 and M1.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13'8" x 7'3" max (4.17m x 2.21m max)

A pleasant initial L shaped entrance hall having a turning staircase rising to the first floor landing, attractive plank effect tiled floor, deep skirtings and architraves and further oak internal doors leading to:

STUDY

6'9" x 6'2" (2.06m x 1.88m)

A really useful space ideal as a home office perfect for today's way of working having continuation of the tiled floor, deep skirtings and double glazed sash window to the front elevation.

GROUND FLOOR CLOAK ROOM

5'9" x 2'9" (1.75m x 0.84m)

Having a two piece modern white suite by Villeroy Boch comprising close coupled WC and a pedestal washbasin with chrome mixer tap, tiled splash back and floors, deep skirtings and obscured double glazed sash window to the side.

SITTING ROOM

20'9" x 11' (6.32m x 3.35m)

A versatile well proportioned space which benefits from a dual aspect and links through into the open plan dining kitchen which combined creates a fantastic everyday living/entertaining space the focal point of which is a chimney breast with an attractive exposed brick surround, stone hearth, inset solid fuel stove and alcoves to the side; in addition the room having inset downlighters to the ceiling, continuation of the plank effect flooring, deep skirtings and double glazed sash windows to the both the front and rear elevations and an open doorway linking through into:

OPEN PLAN L SHAPED DINING KITCHEN

18'5" x 13'11" max (5.61m x 4.24m max)

A well proportioned open plan light and airy space benefitting a window to the side elevation and a run of bifold doors leading out into the garden at the rear. The kitchen is tastefully appointed with a generous range of wall, base and drawer units and 3/4 high larder units finished in heritage style colours, having two runs of quartz preparation surfaces including a central island unit, combining to create an excellent working area; the island unit having an undermounted sink unit with brush metal swan neck mixer tap including a filter Kettle boiling tap; further integrated appliances include twin Smeg ovens, induction hob with chimney hood over, fridge, freezer, dishwasher and pull out recycling drawer; continuation of the plank effect flooring and inset downlighters to the ceiling. The room is also large enough to accommodate a dining area which links out into the garden via the bifold doors.

From the kitchen a further door leads through into:

UTILITY ROOM

5'10" x 6'2" (1.78m x 1.88m)

Fitted with wall and base units complementing the main kitchen and having an L shaped configuration of work surfaces; inset sink and drain unit with articulated brush metal mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler concealed behind kitchen cupboard, wall mounted electrical consumer unit and double glazed sash window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a spindle balustrade, access to loft space above, built in airing cupboard which houses the pressurised hot water system and, in turn, further doors leading to:

BEDROOM 1

11'11" x 11'2" (3.63m x 3.40m)

A double bedroom which benefits from both a walk in wardrobe and ensuite facilities, having double glazed sash windows to the rear with an aspect into the garden and deep skirtings.

WALK IN DRESSING AREA/WARDROBE

8'3" x 4'5" (2.51m x 1.35m)

Providing a good level of storage having full height built in wardrobes, tallboy drawer unit and shelved alcove; part pitched ceiling with inset downlighters and a further door leading through into:

ENSUITE SHOWER ROOM

8'5" x 6'2" (2.57m x 1.88m)

Having a contemporary suite comprising quadrant shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and half pedestal washbasin with chrome mixer tap and mirrored splash back; contemporary towel radiator, shaver point, tiled floor and splash backs and part pitched ceiling with inset skylight.

BEDROOM 2

13'10" x 9'5" (4.22m x 2.87m)

A further well proportioned double bedroom having an aspect to the front across to adjacent paddocks and the Belvoir escarpment on the horizon; deep skirtings and architraves, access to loft space above and two double glazed sash windows to the front.

BEDROOM 3

12'6" x 8'7" (plus 1'10" for wardrobes) (3.81m x 2.62m (plus 0.56m for wardrobes))

A well proportioned space which is currently utilised as a first floor reception/office but makes a further double bedroom; tastefully appointed, fitted with a generous range of integrated furniture with full height wardrobes and low level dressing table, shelved alcove, deep skirtings and two double glazed sash windows overlooking the rear garden.

MAIN BATH/SHOWER ROOM

11'5" max into shower enclosure x 6'4" (3.48m max into shower enclosure x 1.93m)

An L shaped bath/shower room tastefully appointed with a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, double ended bath with wall mounted shower mixer tap, Villeroy Boch WC and vanity unit with inset washbasin with mirrored and tiled splash backs; shaver point, inset downlighters to the ceiling, and contemporary chrome towel radiator and double glazed sash window to the side.

EXTERIOR

The property occupies a pleasant position tucked away in an exclusive cul-de-sac setting, set back behind a mainly lawned frontage with a box hedging perimeter, central pathway leading to the front door and a terraced forecourt providing a pleasant seating area that catches a lot of the day's sun. To the side of the property is a block set driveway providing off road car standing for two vehicles and benefitting from a professionally installed Ohmi electric car charging unit. The driveway, in turn, leads to an enclosed rear garden which has been landscaped for relatively low maintenance living with artificial lawn, a paved terrace, useful timber storage shed and enclosed in the main by panelled fencing.

COUNCIL TAX BAND

Melton Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

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

The property is located on a private close, there maybe shared elements and responsibilities for maintenance etc.TBC.

We are aware of an approved planning application nearby (on The Green) for replacement of a dilapidated modern barn , creating two new dwellings and also conversion of a neighbouring bungalow. We feel this will only enhance the approach when complete. Further details available on Melton Borough Council planning portal under ref:- 23/00253/FUL.

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:-

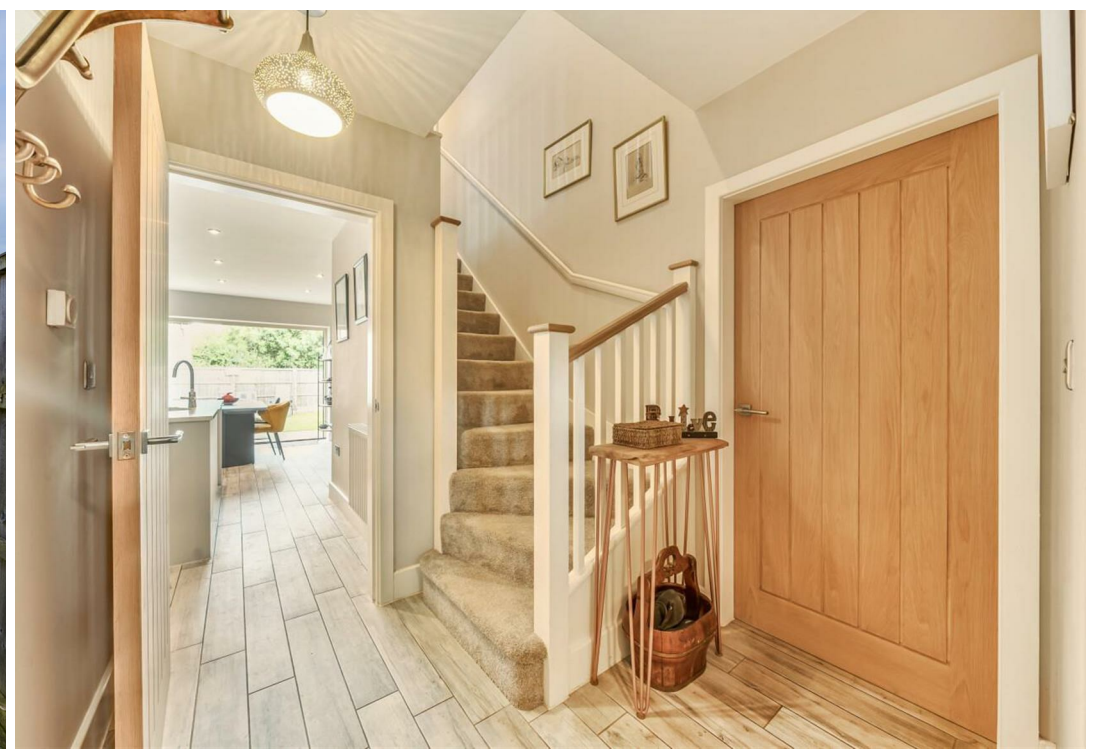
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

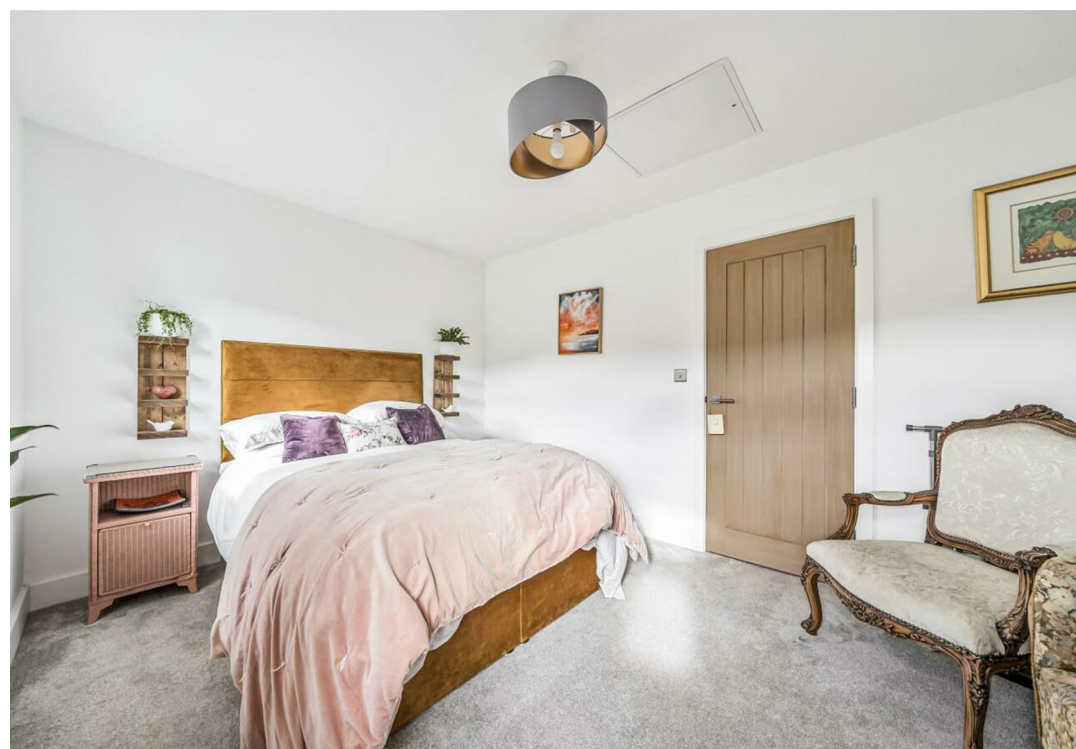
Planning applications:-

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

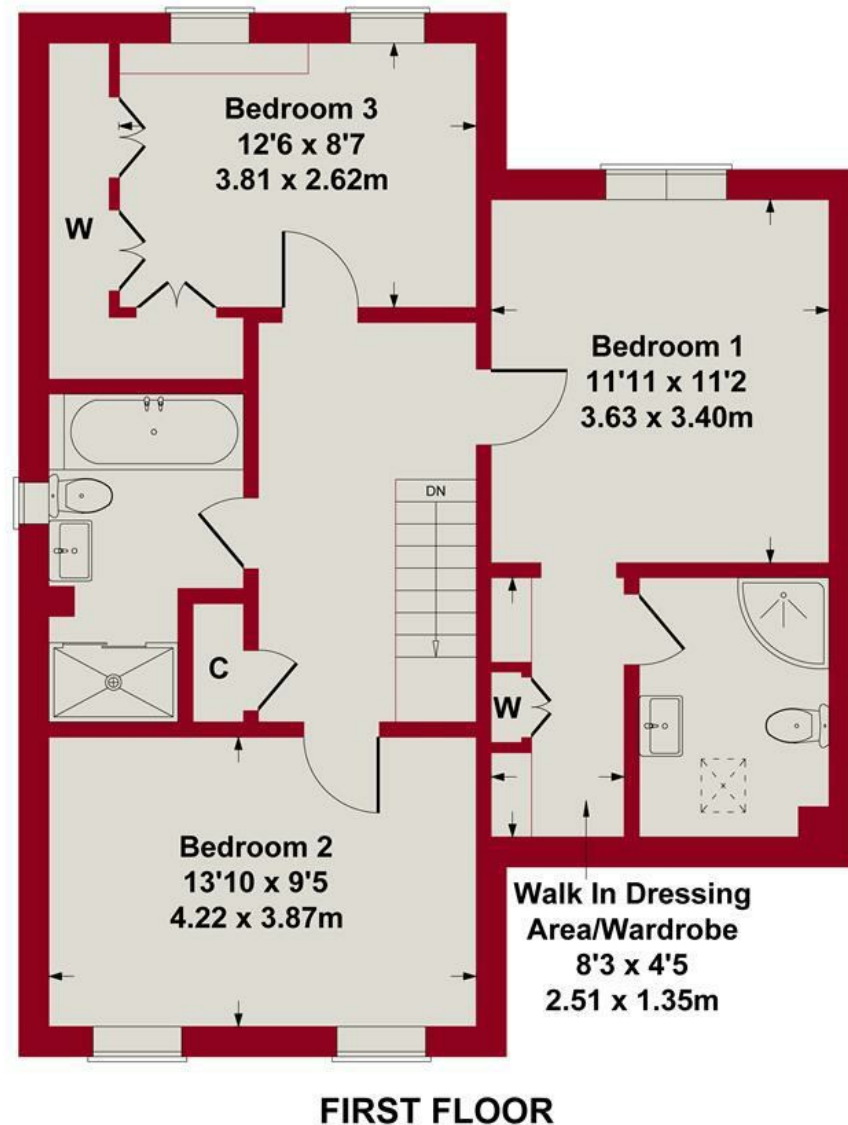
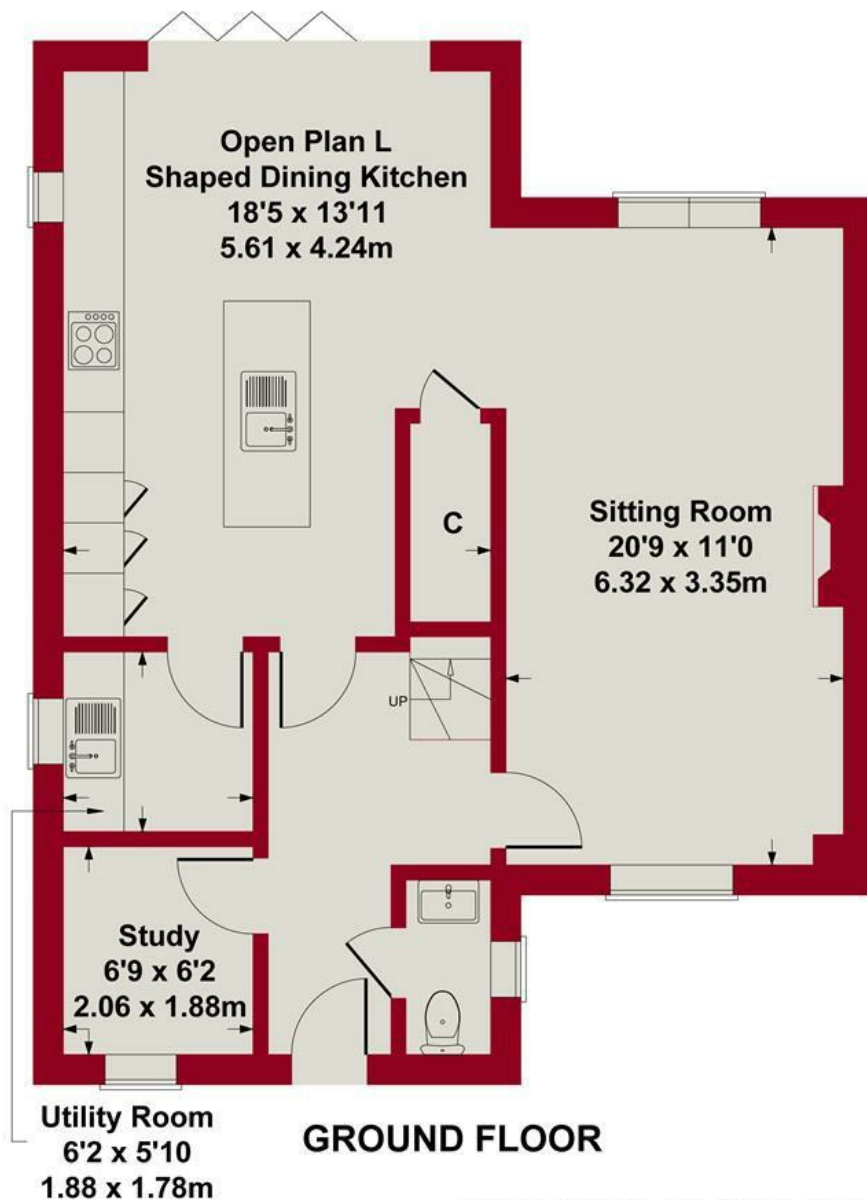








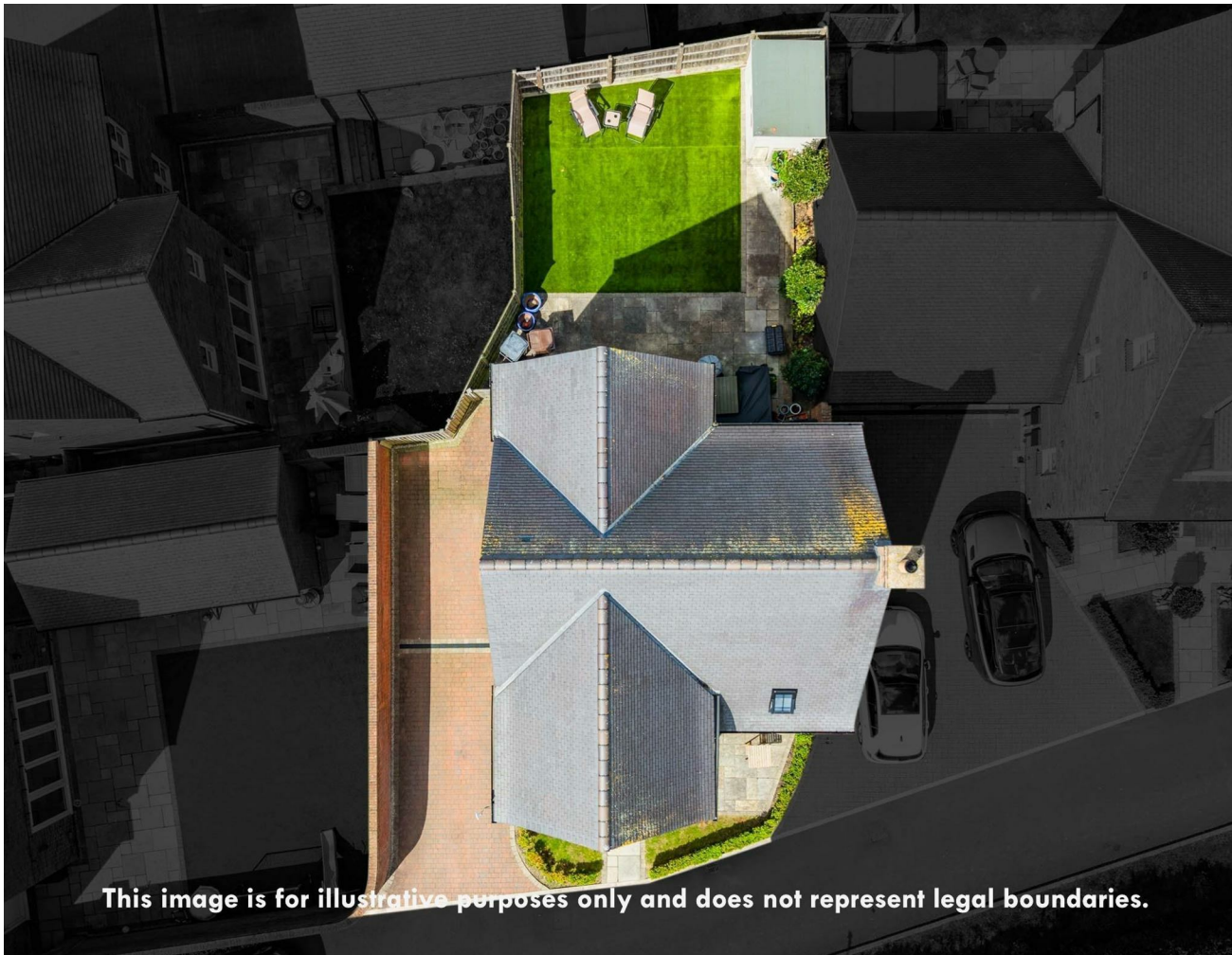




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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.

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



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