12 Castle View Road, Easthorpe,
Leicestershire, NG13 0DX

Chain Free £789,500

Tel: 01949 836678

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

- Stunning Period Cottage
- 4 Double Bedrooms
- Tastefully Refurbished & Modernised Throughout
- 2 Ensuites & Main Bathroom
- Generous Established Plot
- 4 Receptions
- Open Plan Living/Dining Kitchen
- Utility & Ground Floor Cloakroom
- Delightful Village Setting
- No Upward Chain

We have pleasure in offering to the market this truly stunning thoughtfully renovated, fully modernised period cottage which offers a deceptive level of internal accommodation approaching 2,500 sq ft and provides versatile living over two floors.

Internally the property boasts four well proportioned double bedrooms, two of which have ensuite facilities, and there is also a separate family bathroom. To the ground floor are four receptions as well as a truly stunning open plan living/dining kitchen offering an attractive vaulted ceiling and dual aspect with pleasant views into the garden and bi-fold doors out onto the rear terrace.

The property has undergone a significant programme of improvements, thoughtfully renovated throughout and provides both contemporary and traditional elements, with attractive oak interior doors, traditional style column radiators, deep skirtings and double glazed windows in keeping with the style of the home. In line with its cottage style, the sanitary ware has been replaced with modern but traditional style fittings complimented with contemporary showers. The kitchen provides a stunning space which will undoubtedly become the hub of the home and is beautifully appointed with a generous range of units finished in Heritage style colours, with quartz work tops and central island unit and integrated appliances. In addition, there is a useful utility room, ground floor cloakroom and boiler room.

The property is neutrally decorated throughout and is offered to the market with no upward chain, occupying a pleasant established plot, generous by modern standards, with off road parking and westerly rear aspect.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

EASTHORPE

Easthorpe is a small hamlet adjacent to and within walking distance of the village of Bottesford which is well equipped with amenities including primary and secondary schools, a range of local shops, doctors and dentists, several public houses and restaurants, railway station with links to Nottingham and Grantham which gives a fast rail link to London's Kings Cross in just over an hour. The A52, A46 and A1 are also close by providing excellent road access.

ATTRACTIVE COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO THE INITIAL;

ENTRANCE HALL

14'10 x 9'10 (4.52m x 3.00m)
An L-shaped entrance vestibule having traditional style column radiator, tiled floor.

Oak doors leading to;

LOUNGE

13'6 x 11'10 (4.11m x 3.61m)
A versatile reception ideal as informal sitting room, flooded with light benefitting from a dual aspect, having windows to the front and rear, traditional style column radiator.

SITTING ROOM

14'4 x 16'0 (4.37m x 4.88m)
A well proportioned light and airy space, benefitting from a dual aspect with window to the front and French doors into the garden at the rear, having chimney breast with attractive exposed stone fireplace, flagged hearth and timber mantle, alcoves to the side, traditional style column radiator.

STUDY

7'3 x 6'4 max (2.21m x 1.93m max)
A useful space and would make an ideal home office, having double glazed window to the front.

FROM THE MAIN ENTRANCE HALL, AN OPEN DOORWAY LEADS THROUGH INTO AN;

INNER HALLWAY

Having initial hallway with French doors leading into the rear garden, tiled floor, traditional style column radiator. In turn this leads through into the main;

STAIRWELL

With attractive spindle balustrade turning staircase rising to the first floor landing, under stairs alcove beneath, tiled floor, built-in cupboard, traditional style column radiator.

Further doors leading to;

DINING ROOM

14'7 x 13'4 (4.45m x 4.06m)
Having aspect to the front, chimney breast with flagged hearth, alcoves to the side, traditional style column radiator.

OPEN PLAN LIVING KITCHEN

20'2 x 15'3 (6.15m x 4.65m)
A stunning well proportioned space, flooded with light and benefitting from a dual aspect

and beautiful vaulted ceiling with remote controlled skylights. The kitchen is large enough to accommodate a living/dining space with window looking down the garden and bi-fold doors leading out onto the patio.

Beautifully appointed with a generous range of shaker style units, three quarter height larder unit, and glazed display cabinets creating a fantastic level of storage, all finished in Heritage style colours. Granite work surfaces and central island unit, undermounted bowl and sink unit with swan neck mixer tap, integrated appliances including AEG fan assisted oven, combination microwave, warming drawer, AEG induction hob with central down draft filter, full height fridge and freezer, AEG dishwasher. The central island also incorporates a breakfast bar ideal for informal dining. The space also has underfloor heating.

LEADING OFF THE CENTRAL HALLWAY A FURTHER DOOR GIVES ACCESS TO THE;

UTILITY ROOM
17'2 x 4'0 (5.23m x 1.22m)
Fitted with a generous range of base units and three quarter height cloaks cupboard, granite work surface and under mounted sink with chrome mixer tap, space for washing machine, pitched ceiling with conservation skylight.

Further door giving access into the;

PLANT ROOM
5'3 x 4'5 (1.60m x 1.35m)
Providing a storage area and housing the under floor heating manifolds for the kitchen, pressurised hot water system and gas central heating boiler.

GROUND FLOOR CLOAKROOM
4'7 x 4'2 (1.40m x 1.27m)
Having a two piece suite comprising of close coupled WC, wall mounted wash basin, chrome towel radiator and window to the side.

RETURNING TO THE CENTRAL HALLWAY A SPINDLE BALUSTRADE STAIRCASE RISES TO THE;

FIRST FLOOR LANDING
Having window to the side.

Further doors leading to;

BEDROOM
15'4 x 15'10 max (includes ensuite) (4.67m x 4.83m max (includes ensuite))
A well proportioned L-shaped double bedroom, flooded with light benefitting from windows to the front and rear, traditional style column radiator and offering ensuite facilities.

ENSUITE SHOWER ROOM
6'5 x 5'0 (1.96m x 1.52m)
Having a contemporary suite comprising of double width shower enclosure with bi-fold screen, wall mounted shower mixer, vanity unit with inset wash basin, WC with concealed cistern, chrome towel radiator and window to the rear.

BEDROOM
14'3 max x 11'9 (4.34m max x 3.58m)
A double bedroom benefitting from ensuite facilities, having aspect to the front, traditional style column radiator.

A further door leads to;

ENSUITE SHOWER ROOM
7'3 x 3'9 (2.21m x 1.14m)
Having a contemporary suite comprising of double width shower enclosure with bi-fold screen, wall mounted shower mixer, close coupled WC, vanity unit with over mounted basin with chrome mixer tap, contemporary towel radiator, window to the side.

BEDROOM
13'2x 12'0 (4.01mx 3.66m)
A double bedroom with aspect to the front, traditional style column radiator.

BEDROOM
12'3 x 9'9 (3.73m x 2.97m)
A double bedroom with aspect to the front, access to loft space above, traditional style column radiator.

BATHROOM
11'4 x 6'2 (3.45m x 1.88m)
Beautifully appointed with a contemporary suite comprising of large double width shower enclosure with glass screen and wall mounted shower mixer, free standing bath with wall mounted mixer tap and integral shower handset, close coupled WC, vanity unit with wash basin and chrome mixer tap, tiled floor, chrome towel radiator, pitched ceiling with inset skylight.

EXTERIOR
The property occupies a delightful plot with a deceptive rear garden, with the main entrance located off Castle View Road. To the side of the property is initial shared access which sweeps around to the rear of the cottage to a private driveway belonging to the house. The garden benefits from a south to westerly rear aspect having an initial paved terrace leading into both the main reception and living area of the kitchen. The garden in mainly laid to lawn and enclosed by fencing and inset shrubs. There is exterior lighting and cold water tap.

COUNCIL TAX BAND
Melton Borough Council - Band F

TENURE
Freehold

ADDITIONAL ROOMS
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).
The property lies within the village conservation area.
There is a Natural England licence in place, for bat habitation, with an inspection every ten years. (we understand however from the vendor there is no further evidence of habitation).
The property has its own private driveway but there will be a shared element with two neighbouring properties, with a shared responsibility for maintenance.

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

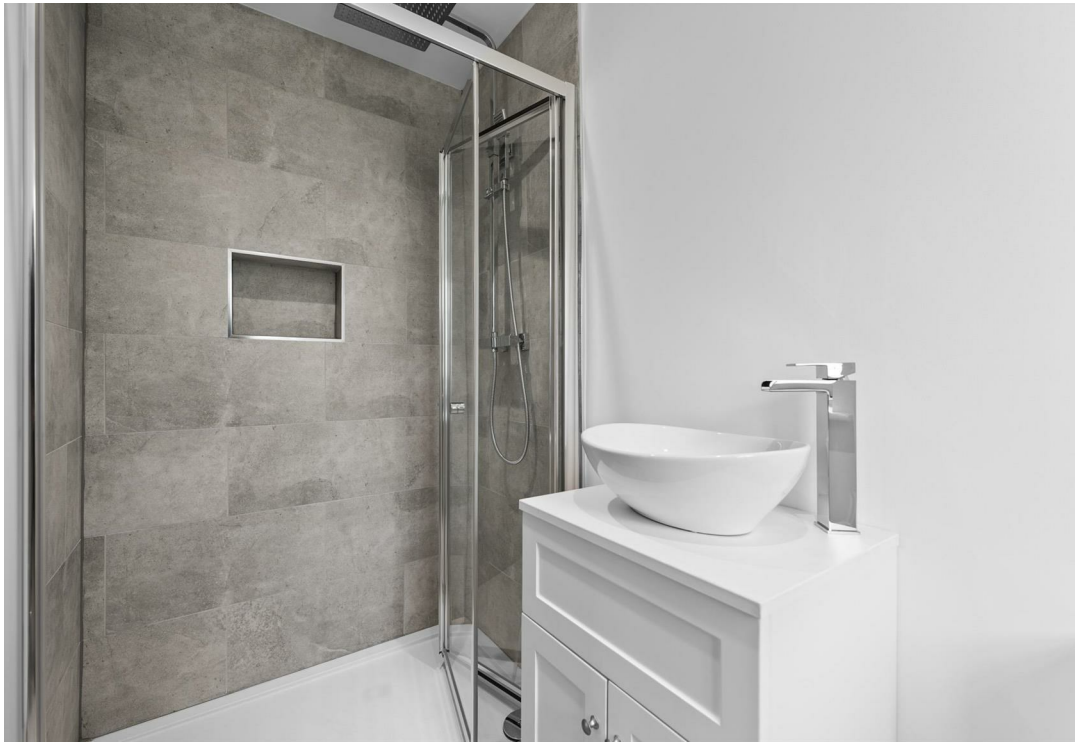
Radon Gas:-
https://www.ukradon.org/information/ukmaps

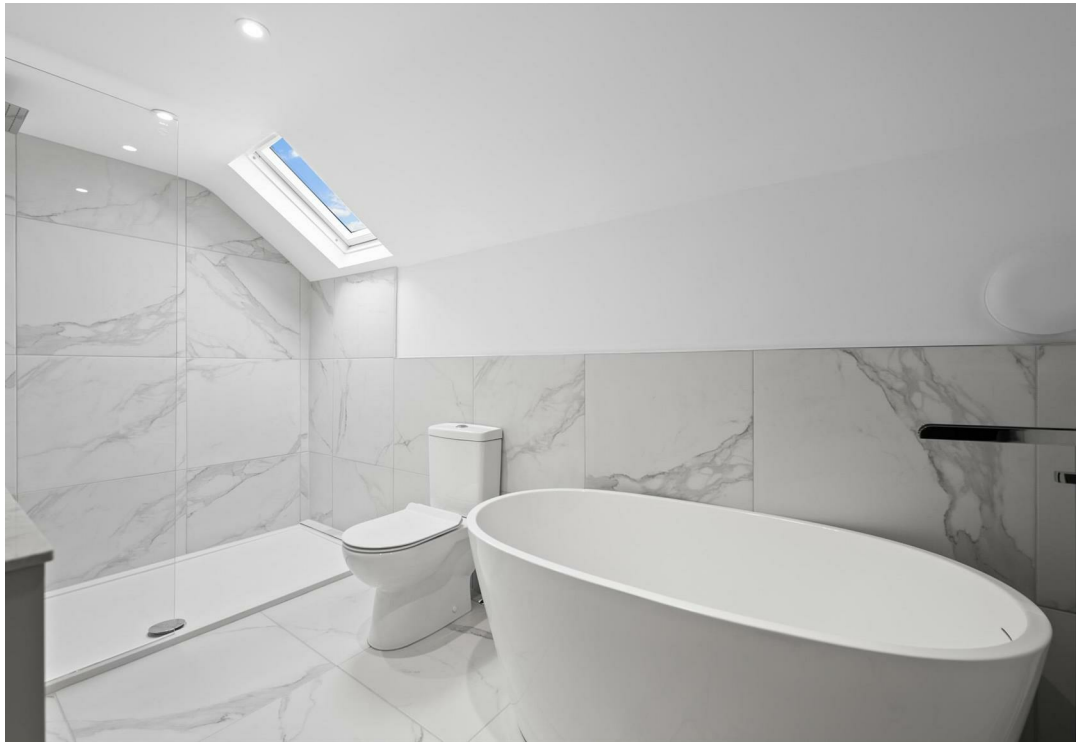
School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

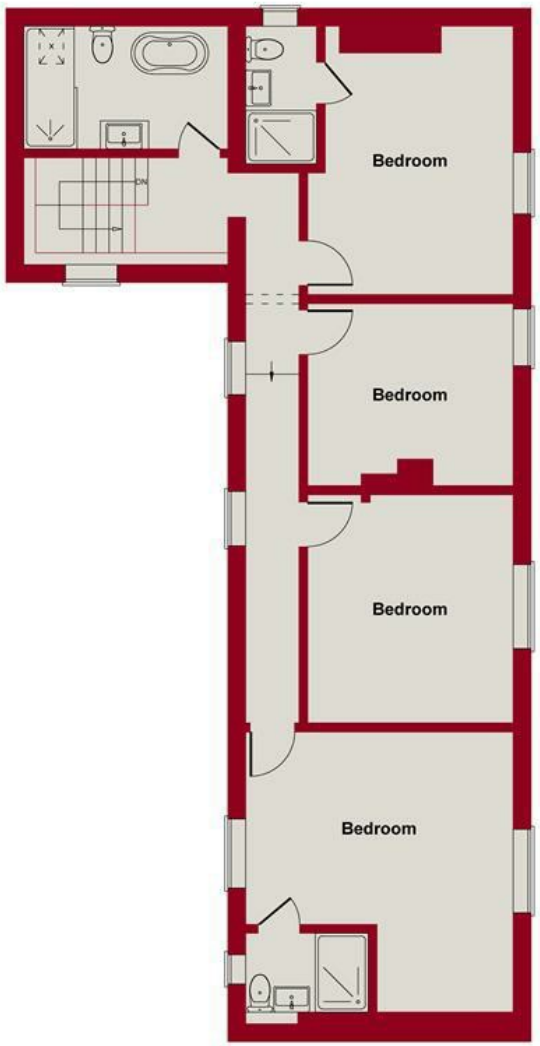
FOR SALE

TEMPEST





GROUND FLOOR



FIRST FLOOR

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.

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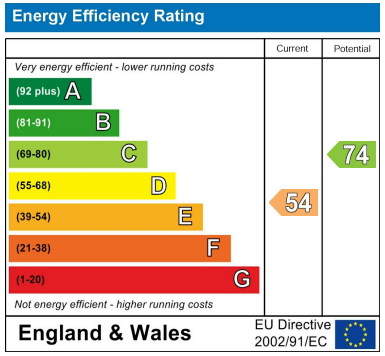
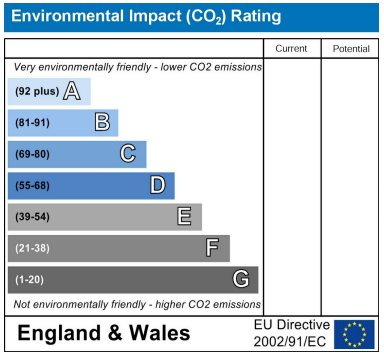
RICHARD WATKINSON PARTNERS





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RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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