



22 Stonesby Road, Saltby  
£235,000

 **NEWTON FALLOWELL**

## 22 Stonesby Road

Saltby, Melton Mowbray

Situated in a sought-after village location, this charming two double bedroom, semi-detached, character cottage is full of original features, including exposed ceiling beams, attractive stone walls, and latch and brace doors. Offering a wealth of character and potential, the property is an ideal investment opportunity or project for those looking to create a bespoke home. In need of updating throughout, the cottage provides an excellent opportunity to renovate and add value while retaining its unique period charm. Early viewing is highly recommended to appreciate the property's character, potential, and desirable setting.

Accessed via the front entrance door into the hallway having an exposed stone wall, stairs rising to the first floor and latch and brace door off to the living room. The spacious living room has a window to the front aspect, a brick fireplace with a wooden mantle, TV point, beams to the ceiling and under stair storage cupboard. The dual aspect dining kitchen is in need of some updating having an oil fired back boiler in the fireplace with a wooden surround, a range of wall and base units, exposed ceiling beams and stone wall and space to dine. Stairs rising to the first floor with a window to the rear aspect and a feature exposed stone wall on the landing, loft access and doors off to two double bedrooms and a fully tiled family bathroom having a three piece suite.

There is an outbuilding to the side of the property and gardens to the front and rear.





## Entrance Hall

## Living Room

12' 4" x 12' 3" (3.76m x 3.74m)

## Dining Kitchen

14' 1" x 10' 5" (4.29m x 3.17m)

## Bedroom One

13' 4" x 10' 2" (4.06m x 3.09m)

## Bedroom Two

14' 2" x 9' 7" (4.32m x 2.91m)

## Bathroom

5' 5" x 7' 4" (1.65m x 2.23m)



Council Tax band: C

Tenure: Freehold



TOTAL FLOOR AREA : 764 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Newton Fallowell - Melton Mowbray

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