



12 Main Street, Eastwell  
£375,000

 **NEWTON FALLOWELL**

## 12 Main Street

Eastwell, Melton Mowbray

IDYLIC LOCATION - OUTBUILDINGS - GENEROUS PLOT - LARGE DRIVEWAY AND GARAGE - FULLY RENOVATED STONE COTTAGE

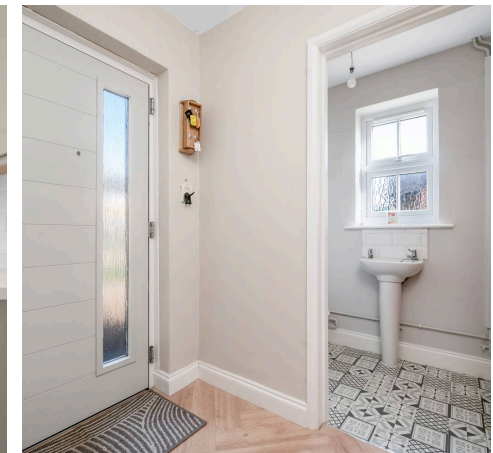
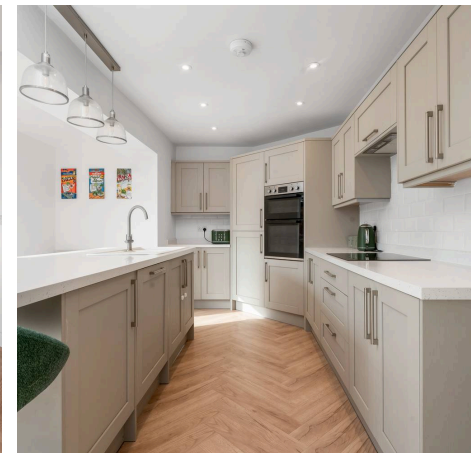
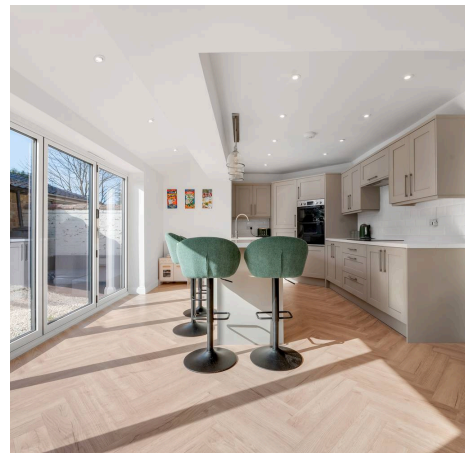
This recently extended and refurbished period stone cottage is situated in the delightful village of Eastwell in the heart of the picturesque Vale of Belvoir approximately 6 miles from Melton Mowbray. Occupying a good sized plot, the accommodation comprises in brief, entrance hall, cloakroom WC, living room and a re-fitted open plan dining kitchen with bi-folding doors to the rear. On the first floor are three bedrooms and a contemporary family bathroom. Outside to the front is a driveway providing off-road parking leading to a detached garage and gated access to an enclosed South facing garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





### Entrance Hall

### Cloakroom WC

5' 10" x 3' 5" (1.79m x 1.03m)

### Living Room

11' 11" x 11' 3" (3.63m x 3.44m)

### Open Plan Dining Kitchen

13' 4" x 25' 8" (4.06m x 7.82m)

### Bedroom One

11' 7" x 8' 7" (3.52m x 2.62m)

### Bedroom Two

7' 7" x 11' 4" (2.31m x 3.45m)

### Bedroom Three

8' 5" x 8' 0" (2.56m x 2.45m)

### Family Bathroom

7' 11" x 8' 8" (2.42m x 2.65m)

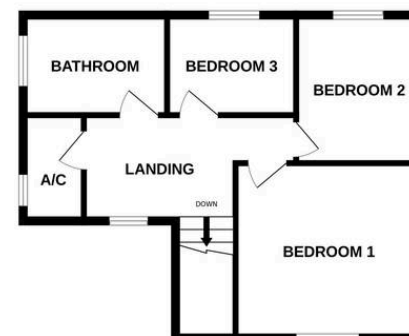
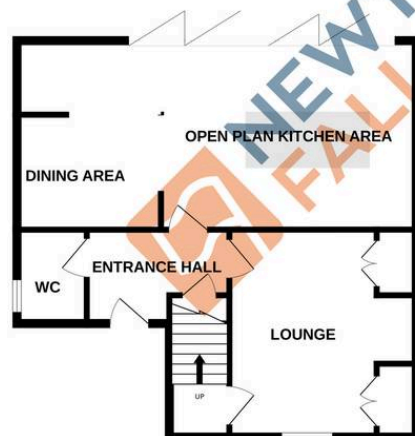
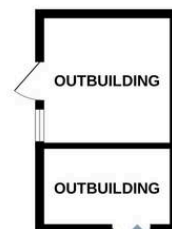
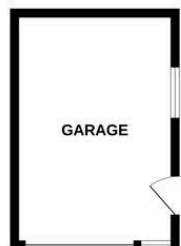
### Detached Garage

17' 9" x 12' 7" (5.41m x 3.83m)



GROUND FLOOR

1ST FLOOR



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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