



The Priest House, 5 Stanleys Lane, Eastwell  
£450,000

 **NEWTON FALLOWELL**

## The Priest House, 5 Stanleys Lane

Eastwell, Leicestershire

A Grade II Listed semi-detached stone property having a wealth of character situated in the beautiful Vale of Belvoir. The property occupies a delightful location close to the heart of this pretty village, set back on a no-through lane with gardens on three sides. The accommodation comprises in brief, entrance hall, cellar, living room, dining kitchen, utility room, rear hallway and cloakroom WC. On the first floor are two double bedrooms, a shower room and a family bathroom with stairs rising to two further bedrooms. To the rear of the property is gated access to a private driveway providing off-road parking for several vehicles. Accessed via a solid wooden door into the entrance hall with doors off to a vaulted cellar which is currently used for storage and the living room. A dual aspect room with windows to the front and side aspects, exposed beams to the ceiling, a feature brick fireplace with a stone hearth, a vertical radiator and stairs rising to the first floor. Door through to a good sized dining kitchen fitted with a good range of wall and base units, straight edge wooden work surfaces and tiled splashbacks, Belfast sink and mixer tap, integrated eye level double oven and induction hob, dishwasher and exposed beam to the ceiling. There is a window to the side aspect, Luvanto flooring continuing through to the rear hallway and a utility room with sink and drainer, space and plumbing for a washing machine, fridge freezer and a walk-in pantry which has ample shelving for storage. From the rear hallway is access to a cloakroom WC having a two piece suite and the Luvanto flooring.





Stairs rising to the first floor landing with doors off to two double bedrooms with exposed beams to the ceiling, a shower room and the main bathroom. Further stairs rising to the second floor with two double bedrooms, one having a vaulted beamed ceiling with a dormer window to the front aspect.

There are gardens on three sides of the property with an abundance of mature trees and shrubs, mature hedging to the boundaries, a log store, garden shed, oil tank, lawned areas and a shared block paved driveway gives access to off-road parking for two vehicles.

#### Cellar

#### Living Room

16' 4" x 15' 3" (4.97m x 4.64m)

#### Dining Kitchen

15' 0" x 11' 7" (4.56m x 3.52m)

#### Utility Room

6' 5" x 7' 3" (1.96m x 2.21m)

#### Cloakroom WC

#### Bedroom Two

13' 2" x 15' 9" (4.02m x 4.80m)

#### Bedroom Three

10' 10" x 11' 7" (3.31m x 3.54m)

#### Shower Room

#### Family Bathroom

#### Bedroom One

16' 6" x 16' 5" (5.02m x 5.00m)

#### Bedroom Four

16' 2" x 7' 11" (4.94m x 2.42m)

Council Tax band: E

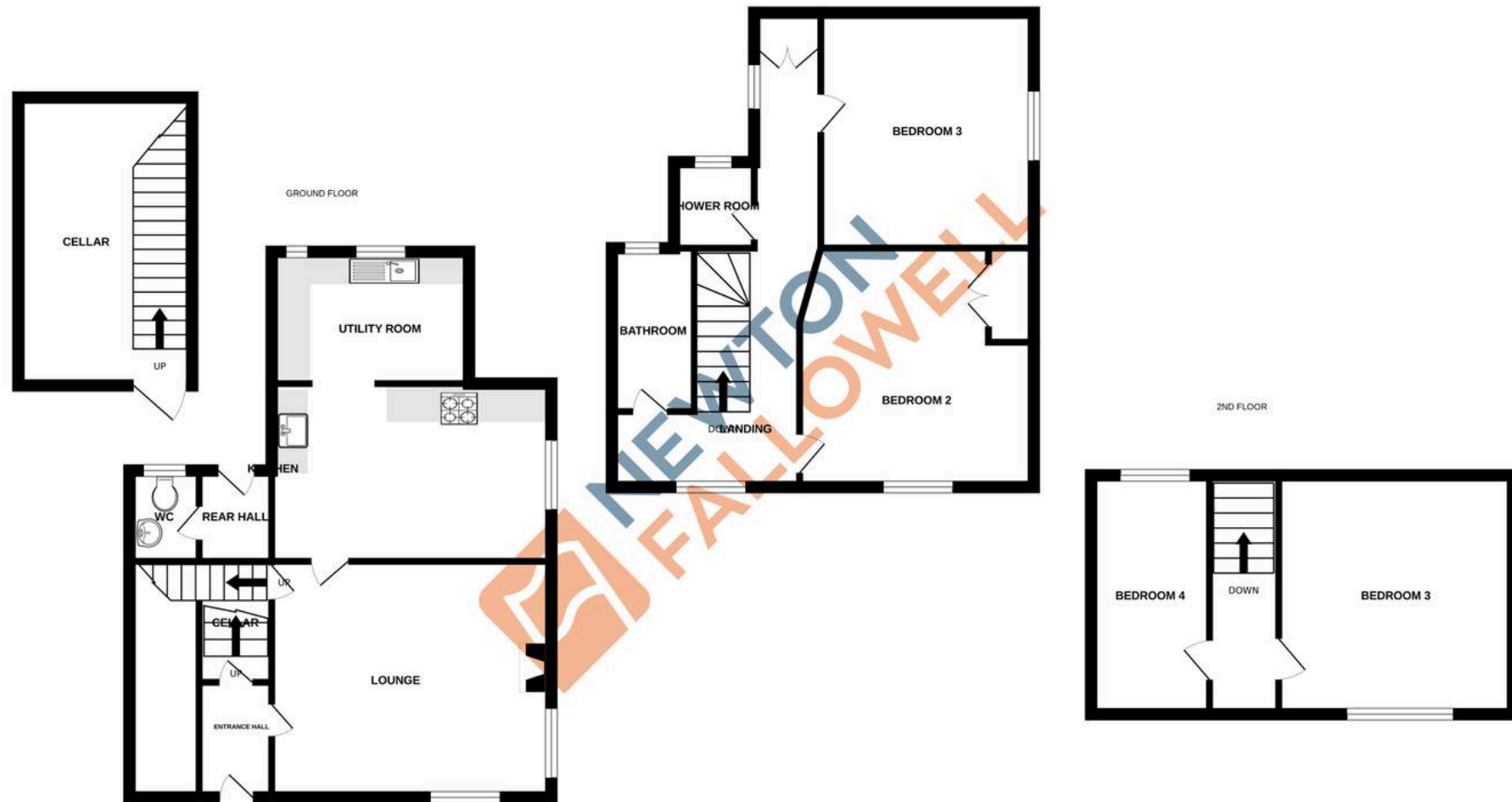
Tenure: Freehold

EPC Energy Efficiency Rating: F



BASEMENT

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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