



The Old Reading Room, 15 Church Lane, Stathern  
£550,000

 **NEWTON FALLOWELL**

## The Old Reading Room, 15 Church Lane

Stathern, Leicestershire

Parking Arrangements: Garage & Driveway

Windows: Upgraded UPVC

Heating: Mains Gas

Vendors Position: Looking For Their Next Home

Garden Orientation: East Facing

EPC Rating: D

Council Tax Band: E

Total Living Space: Approx 1442 sq ft

Stathern is a very desirable village situated in the Vale of Belvoir having the benefit of many local amenities approximately 10 miles North of Melton Mowbray. The Old Reading Room is a unique property having a wealth of character with versatile accommodation.

This character filled, light and bright family home is located within this desirable Vale of Belvoir village of Stathern. Brimming with an array of original features from its many past uses which include a lace work shop and village reading room, this unique home offers versatile and adaptable accommodation all located within a mature, landscaped plot with views over rolling fields to the rear elevation.

The conservation above the garage is an ideal place for older children, visiting guests or as is currently used the perfect Airbnb.





A delightful character property in Stathern, Melton Mowbray - North Villages, offering four double bedrooms, three bathrooms, kitchen and dining area, private garden with a Summer House, pizza oven, vegetable patch and established fruit trees. The garage has a kiln and car pit, driveway offering off-road parking. With versatile accommodation, separate annexe, and freehold tenure, viewings are highly recommended to appreciate the quality of the accommodation on offer.



**Entrance Hall**

**Kitchen**

8' 2" x 16' 4" (2.50m x 4.97m)

**Dining Area**

14' 4" x 13' 1" (4.36m x 4.00m)

**Ground Floor Bedroom**

12' 2" x 13' 3" (3.71m x 4.05m)

**Ground Floor Bathroom**

18' 4" x 6' 2" (5.58m x 1.88m)

**First Floor Living Room**

17' 3" x 16' 0" (5.26m x 4.88m)

**Bedroom Two**

9' 8" x 12' 11" (2.94m x 3.94m)

**Bedroom Three**

6' 7" x 17' 5" (2.01m x 5.30m)

**Shower Room**

8' 10" x 6' 2" (2.70m x 1.89m)

**Annexe Bedroom**

21' 4" x 10' 9" (6.51m x 3.28m)

**Annexe Shower Room**

7' 7" x 9' 2" (2.30m x 2.79m)

**Garage**

13' 5" x 24' 0" (4.10m x 7.32m)

**Workshop Area**

12' 4" x 6' 3" (3.77m x 1.91m)

**Utility Area**

5' 9" x 6' 1" (1.75m x 1.85m)





Occupying a large plot, the beautiful gardens surround the property having a wealth of mature shrubs and trees.

There is a double garage and ample off-road parking.





1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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