



**Restholme 43 Main Street, Stathern,  
Leicestershire, LE14 4HW**

**Chain Free £399,950**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Deceptive Detached Cottage
- 4 Bedrooms
- Ensuite & Main Bathroom
- Heart Of The Village Location
- No Upward Chain
- Accommodation In The Region Of 1,500 Sq.Ft.
- 2 Receptions
- Full Width Dining Kitchen
- Driveway & Garage
- Viewing Highly Recommended

We have pleasure in offering to the market this charming and deceptive detached period cottage, offering a deceptive level of internal accommodation extending to around 1,500 sq.ft. boasting four bedrooms and two bath/shower rooms, two main reception areas and a spacious dining kitchen which runs the full width of the house. In addition the property offers a pleasant main entrance hall and a secondary hallway which could be reconfigured to create a utility area or ground floor cloak room.

The property is certainly large enough to accommodate families but would appeal to a wide audience, whether it be from single or professional couples or even potentially those downsizing from larger dwellings and appreciating a period home that's situated within walking distance of the heart of the village.

As well as the main accommodation the property occupies a pleasant corner plot which catches the afternoon and evening sun and is set back behind a walled frontage with gated access onto a driveway and, in turn, a garage and with gardens to the front and side.

In addition the property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the location and accommodation on offer.

## STATHERN

Stathern is a thriving village community with local facilities including a highly regarded primary school, local shop, garage, village hall and public house. Further facilities can be found in the nearby market towns of Melton Mowbray, Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A52 and A46 to Nottingham and Leicester with links to the A1 and M1.

A TRADITIONAL STYLE TIMBER ENTRANCE DOOR WITH OBSCURED GLAZED LIGHTS LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

11'11" x 7'5" (3.63m x 2.26m)

A pleasant initial entrance hall having a spindle balustrade staircase rising to the first floor landing, deep skirtings and, in turn, further doors leading to:

### SITTING ROOM

16'9" x 12'2" (5.11m x 3.71m)

A well proportioned reception having an aspect to the front, exposed beams to the ceiling and picture shelf; chimney breast with fire surround and mantel, granite hearth and back and inset gas flame coal effect fire with alcoves to the side; deep skirtings and double glazed window.

### DINING ROOM

12'3" x 12' (3.73m x 3.66m)

A further well proportioned and versatile reception ideal as formal dining linking through into the kitchen; the focal point to the room being chimney breast with exposed brick fire surround with slate hearth and inset solid fuel fire with timber mantel above and alcoves to the side; deep skirtings, central exposed beam, double glazed window to the front and a further door leading through into:

### OPEN PLAN DINING KITCHEN

39' x 6'9" in total (11.89m x 2.06m in total)

A spacious room that runs the full width of the property comprising an initial fitted kitchen leading through into a dining area. The kitchen is fitted with a generous range of wall base and drawer units providing an excellent level of storage with a significant run of laminate preparation surface providing an excellent working area with inset ceramic sink and drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances include AEG induction hob, oven, dishwasher and under counter fridge; plumbing for washing machine, space for tumble dryer, exposed beams to the ceiling, built in under stairs pantry and tiled floor which leads through into the dining area. The dining area having tongue and groove effect panelled ceiling, continuation of the tiled floor, deep skirtings and double glazed window. From the initial kitchen area a further ledge and brace door leads through into:

### SECONDARY ENTRANCE HALL/POTENTIAL UTILITY ROOM

11'3" x 5'5" (3.43m x 1.65m)

A well proportioned and useful space providing a good level of cloaks hanging; having a tiled floor, part pitched ceiling with inset skylight and room for free standing furniture or appliance

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

### SPLIT LEVEL LANDING

Having access to loft space above, deep skirtings and architrave and, in turn, further doors leading to:

### BEDROOM 1

12' x 11'9" (3.66m x 3.58m)

A well proportioned double bedroom which benefits from ensuite facilities; having built in wardrobe with overhead storage cupboards, deep skirtings, double glazed window to the front and a further door pine door leading through into:

### **ENSUITE SHOWER ROOM**

11'9" x 9'7" (3.58m x 2.92m)

Having a suite comprising shower enclosure with glass screen and wall mounted shower mixer with independent handset over, close coupled WC and pedestal washbasin; built in airing cupboard which also houses the gas central heating boiler and part pitched ceiling.

### **BEDROOM 2**

14' x 12'2" (4.27m x 3.71m)

A further well proportioned double bedroom having an aspect to the front; chimney breast with pine surround and mantel and tiled hearth, alcoves to the side, coved ceiling, access to loft space above, deep skirtings and double glazed window.

### **BEDROOM 3**

10'7" x 8'9" (3.23m x 2.67m)

An L shaped single bedroom having a coved ceiling, deep skirtings, multi paned window overlooking the stairwell and double glazed window to the front.

Returning to the main landing an open doorway steps down into:

### **INNER LANDING**

5'11" into eaves x 8' (1.80m into eaves x 2.44m)

Having a good level of built in storage with fitted cupboards with sliding door fronts; pitched ceiling and, in turn, further stripped pine cottage latch doors leading to:

### **BEDROOM 4**

12' x 6'3" (3.66m x 1.91m)

Having built in wardrobe and low level storage cupboard, pitched ceiling, deep skirtings and double glazed window to the rear.

### **MAIN BATHROOM**

7'4" x 6'2" (2.24m x 1.88m)

Having a three piece white suite comprising panelled bath with chrome mixer tap with integral shower handset, close coupled WC and pedestal washbasin; wall mounted shaver point, pitched ceiling and double glazed window.

### **EXTERIOR**

The property occupies a pleasant but manageable established corner plot with the majority of the gardens lying to the front and side, set back behind an attractive walled frontage with gated access onto a driveway which provides off road car standing and, in turn, leads to the attached garage. The remainder of the frontage is laid to lawn with well stocked perimeter borders catching the afternoon and evening sun. A further garden area to the side is partly laid to lawn and is enclosed by feather edged board fencing; a further raised vegetable garden at the rear has timber edging, a gravelled seating area and pantiled log store.

### **GARAGE**

10'10" x 15'1" (3.30m x 4.60m)

Having timber doors and providing either secure parking or workshop space.

### **COUNCIL TAX BAND**

Melton Borough Council - Band E

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

There are historic covenants in the title, some of which relate to the area of land to the left side of the garage, which is deemed "agricultural", so may have restrictions around its use, or potential development.

The property lies within the village conservation area.

### **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:-

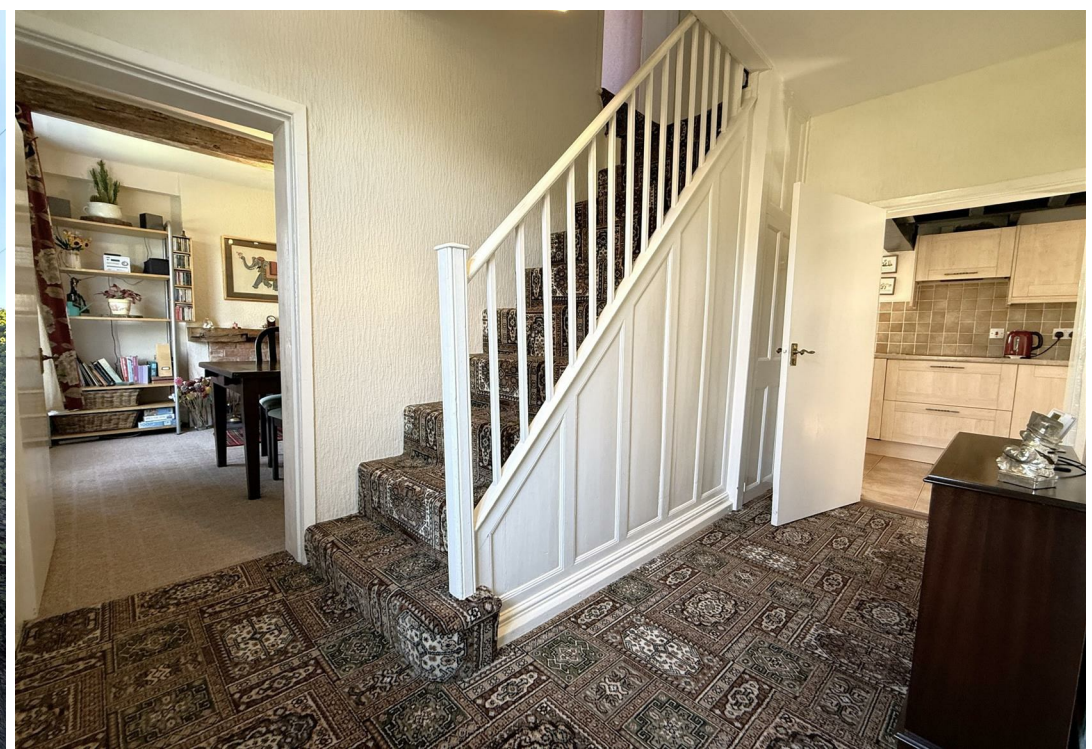
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



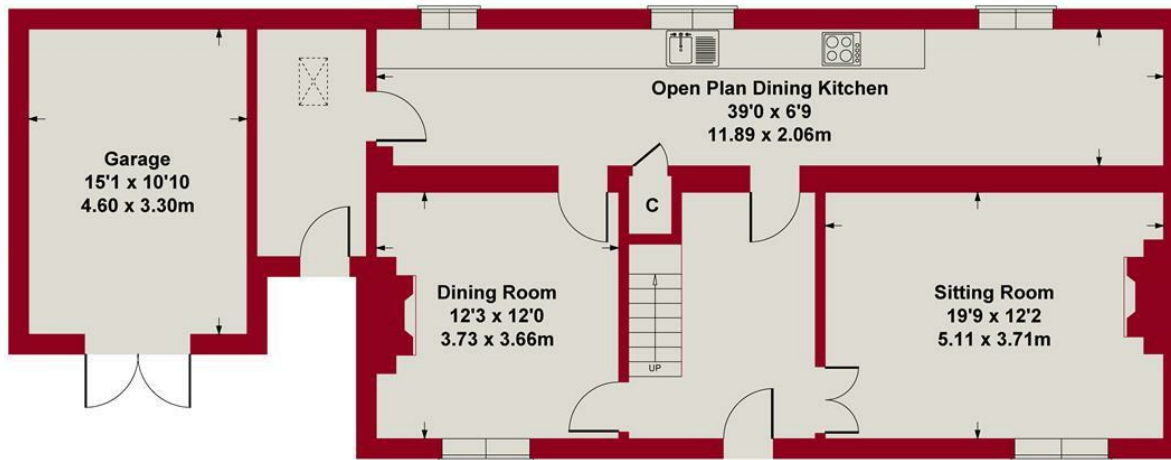




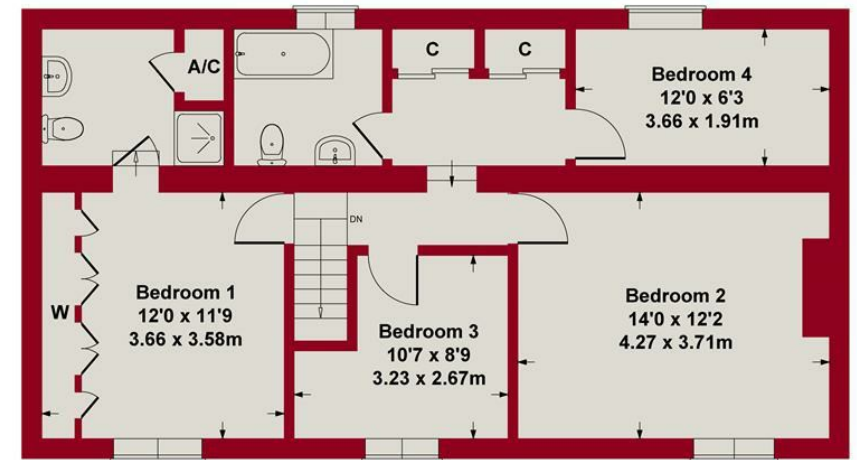








**GROUND FLOOR**



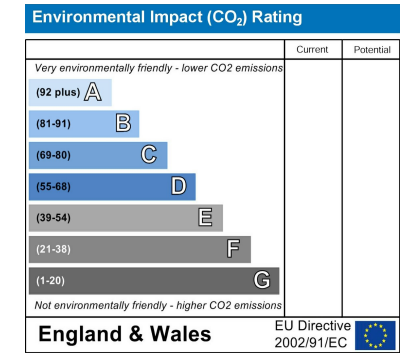
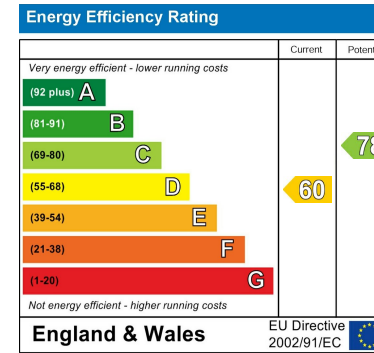
**FIRST FLOOR**

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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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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