

# 1a Chapel Lane, Stathern, Leicestershire, LE14 4HA

**O.I.R.O £700,000**

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Detached Family Home
- 4 Double Bedrooms
- Ground Floor Toilet & Utility
- Considerable Parking
- Spacious Living Kitchen
- Completed Around 2023
- 2 Ensuites & Family Bathroom
- Generous Established Plot
- Within The Heart Of The Vale Of Belvoir
- Viewing Highly Recommended

A fantastic opportunity to purchase an individual detached family home tucked away in an idyllic location on what is a generous plot by modern standards approaching 0.45 of an acre with gardens to all sides and benefitting from a southerly rear aspect.

This interesting home was completed in 2023 to a bespoke design creating an individual dwelling that mimics a barn style conversion. Attractive brick and stone elevations beneath a natural slate roof, complemented by a timber framed fronted garage, combine to create the impression of a more traditional home but with the benefits of modern construction and efficiency.

Internally the property provides four double bedrooms, two benefitting from ensuite facilities, and separate main bathroom. To the ground floor, leading of an initial hallway, is a superb open plan living/dining kitchen of generous proportions, having a dual aspect with bifold doors leading out into the rear garden taking advantage of the southerly aspect. The adjacent sitting room also provides a fantastic dual aspect space. In addition there is a useful utility and ground floor toilet.

The property benefits from high performance flush casement double glazed windows, gas central heating and under floor heating to the ground floor and has an efficient B rating on the Energy Performance Certificate making it ideal for those looking for a modern efficient home with the aesthetics of a more period property.

Overall this is a fantastic opportunity to purchase an interesting, individual home within a delightful village setting with viewing coming 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.

HAVING CANOPIED PORCH, ABOVE AN ATTRACTIVE OAK ENTRANCE DOOR WITH GLAZED LIGHT LEADS THROUGH INTO:

## INITIAL ENTRANCE HALL

15'7" into stairwell x 5'10" (4.75m into stairwell x 1.78m)
A pleasant initial entrance vestibule having attractive oak spindle balustrade staircase with half landing rising to the first floor with useful under stairs storage cupboard beneath, deep skirtings, tiled floor, inset downlighters to the ceiling and further doors, in turn, leading to:

## GROUND FLOOR TOILET

7'5" x 4'10" (2.26m x 1.47m)
A generous space tastefully appointed having contemporary vanity unit, WC with concealed cistern, vanity surface over with moulded washbasin and chrome mixer tap, storage cupboard beneath, continuation of the tiled floor, deep skirtings, inset downlighters to the ceiling and double glazed window to the front.

## UTILITY ROOM

11'3" x 7'5" (3.43m x 2.26m)
Having fitted base units with marble preparation surface over, undermounted Belfast style sink with chrome mixer tap and marble upstands, continuation of the tiled floor, deep skirtings, wall mounted Worcester gas central heating boiler and composite stable door into the garden.

Returning to the initial entrance hall an open doorway leads through into:

## OPEN PLAN DINING KITCHEN

24'3" x 16'3" (7.39m x 4.95m)
A well proportioned open plan, everyday living/entertaining space large enough to accommodate both a seating and dining area with a dual aspect and bifold doors leading out into the garden. The kitchen is tastefully appointed being fitted with a generous range of bespoke base units finished in heritage style colours, having butchers block preparation surfaces, undermounted twin bowl Belfast sink with chrome mixer tap, space for free standing range and fridge freezer, plumbing for dishwasher, continuation of the tiled floor, inset downlighters to the ceiling.

A further oak cottage latch door leads through into:

## SITTING ROOM

19'3" x 15'10" (5.87m x 4.83m)
Again a light and airy, well proportioned, room which benefits from a dual aspect with double glazed windows to the front and rear as well as bifold doors leading out into the rear garden. In addition there is an attractive oak effect flooring, inset downlighters to the ceiling and deep oak sills.

RETURNING TO THE INTIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE WITH HALF LANDING RISES TO:

## FIRST FLOOR LANDING
An L shaped galleried landing having inset downlighters to the ceiling, deep skirtings, central heating radiator, double glazed window to the front and further oak cottage latch doors leading to:

## BEDROOM 1
15'6" max x 14' max (4.72m max x 4.27m max)
A well proportioned double bedroom benefitting from ensuite facilities, having a Juliette balcony with bifold door overlooking the rear garden, deep skirtings, inset downlighters to the ceiling, central heating radiator and a further cottage latch door leading through into:

## ENSUITE SHOWER ROOM
9'11" x 3'10" (3.02m x 1.17m)
An ensuite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, vanity unit with inset washbasin and chrome mixer tap, tiled floor, matt black contemporary towel radiator, inset downlighters to the ceiling and double glazed window.

## BEDROOM 2
15'7" max x 13'3" (4.75m max x 4.04m)
A further well proportioned double bedroom having aspect into the garden and benefitting from ensuite facilities, having deep skirtings, central heating radiator, inset downlighters to the ceiling and a further door leading through into:

## ENSUITE SHOWER ROOM
9'8" x 3'7" (2.95m x 1.09m)
Having a three piece contemporary suite comprising double width shower enclosure with sliding screen and wall mounted electric shower, close coupled WC and vanity unit with inset washbasin, tiled floor, matt black towel radiator and inset downlighters to the ceiling.

## BEDROOM 3
12'3" x 9'6" (3.73m x 2.90m)
A further double bedroom overlooking the rear garden, having central heating radiator, deep skirtings, access to loft space above and double glazed window.

## BEDROOM 4
15'7" x 7'5" (13'9" max into alcove) (4.75m x 2.26m (4.19m max into alcove))
An L shaped double bedroom having aspect into the garden with useful alcove ideal for free standing furniture, part pitched ceiling, inset downlighters, deep skirtings and central heating radiator.

## FAMILY BATHROOM
12'5" x 6'6" (3.78m x 1.98m )
Having a modern but traditional style suite comprising free standing ball and claw roll top double ended bath with centrally mounted chrome mixer tap with integral shower handset, cottage style close coupled WC and pedestal washbasin, contemporary tiling to the floor and splash backs, column radiator, inset downlighters to the ceiling and double glazed window.

## EXTERIOR
The property occupies a truly delightful established plot tucked away off Chapel Lane on a private driveway initially shared with an adjacent cottage. This leads to a gated private drive that sweeps round to the front of the property providing a substantial level of off road parking. This, in turn, leads to an attractive, coach house style, oak framed double car port/garage. The property affords gardens to all sides, the initial frontage being mainly laid to lawn and bordered by post and rail stock proof fencing with laurel hedging. The rear garden benefits from a southerly aspect, catching the majority of the day's sun and is generous by modern standards, having a large central lawn and well stocked with a range of maturing established trees. A sleeper edged gravelled seating area links back into both the kitchen and main sitting room. In total the plot extends to in the region of 0.45 of an acre.

## CAR PORT/GARAGE
18' x 17' (5.49m x 5.18m)
Having an attractive oak framed facade, double width parking bay, power and light, pitched roof with potential storage in the eaves and courtesy door to the side.

## COUNCIL TAX BAND
Melton Borough Council - Band F

## TENURE
Freehold

## ADDITIONAL NOTES
We are informed the property is on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).
The property lies within the village conservation area.
The initial entrance to the drive has a shared access with the neighbouring property, with a 50% responsibility for maintenance.
The Grade II listed property to the North side of the subject property, has planning approval for conversion of an existing barn into a guest suite (Ref:-24/00580/FULHH) and also for the installation of a timber pent shed (Ref:- 26/00185/FULHH).

## 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






















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**GARAGE** **GROUND FLOOR** **FIRST FLOOR**

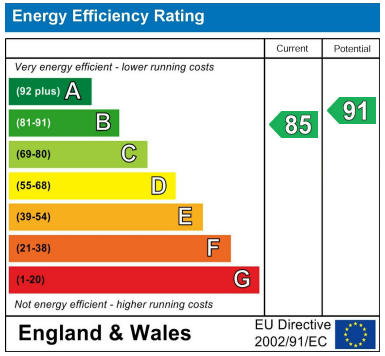
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

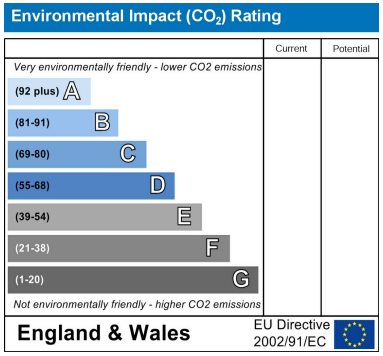
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICHARD WATKINSON PARTNERS









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