



**The Spinney, 14 Salford Road, Eastwell,
Leicestershire, LE14 4EJ**

O.I.R.O £550,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 4 Double Bedrooms
- 4 Reception Areas
- Ample Parking & Car Port
- Popular Vale Of Belvoir Location
- Lying In The Region Of 2,000 Sq.Ft.
- Ensuite & Main Bathroom
- Delightful Aspects To Front & Rear
- Pretty Village Setting
- Viewing Highly Recommended

An excellent opportunity to purchase a substantial detached family oriented home offering an excellent level of accommodation, having a floor area approaching 2,000 sq.ft. and occupying a delightful village location with an aspect across to adjacent paddocks at the rear and pretty views to the historic village church to the front.

This individual home offers a versatile level of accommodation providing four double bedrooms as well as an ensuite and separate bathroom and four reception areas including a spacious open plan living/dining kitchen. This excellent space would be perfect for a family with additional rooms available as home offices, ideal for today's way of working, and presents as a really interesting property within this attractive Vale village.

As well as the internal accommodation the property occupies a pleasant level, established and landscaped plot with considerable off road parking and car port to the front. Further gardens lie to the side and rear with wonderful open aspects.

Overall the only way to truly appreciate the level of accommodation is by internal inspection with viewing highly recommended.

EASTWELL

Eastwell is a pretty village, the focal point of which is the historic church of St Micheal, understood to be in the region of 1000 years old. Recently the nearby Cross Roads Farm has been sympathetically redeveloped and is positioned a short walk away. There is a high quality delicatessen and cafe with an additional furnishings and design outlet as well as a Pilates studio. In addition there is a village hall offering a variety of activities for those wishing to get involved further in this pleasant community setting. Eastwell lies in the Vale of Belvoir and further amenities can be found in the adjacent village of Stathern including a primary school, village shops a garage and recently opened gastro pub, as well as Waltham on the Wolds. Further facilities can be found in the nearby market towns of Bingham, Grantham and Melton Mowbray which provide a wealth of amenities including shops, leisure centres, schooling, train stations, doctors and dentists. 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, A46 and A1.

AN ATTRACTIVE TIMBER COTTAGE STYLE ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

17'9" x 9'9" (5.41m x 2.97m)

A well proportioned light and airy entrance vestibule having an aspect to the front as well as

a high vaulted ceiling to a galleried landing above. This room has been reconfigured from the original design to provide a spacious, open plan, area which could accommodate a study space or even be reconfigured to create a separate office. The room having a tiled floor, deep skirtings, spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath and an open doorway leading through into:

INNER HALLWAY

13'11" x 3'2" (4.24m x 0.97m)

Having continuation of the tiled floor and attractive bespoke solid oak ledged doors with antique latches leading to:

STUDY

11'10" x 10'5" max (3.61m x 3.18m max)

A well proportioned L shaped room currently utilised as a home office but alternatively could be utilised as formal dining, playroom or potentially a ground floor bedroom. The room having a double glazed window to the front with a delightful aspect across to the village church.

SITTING ROOM

18'3" x 17'7" (5.56m x 5.36m)

A well proportioned light and airy reception benefitting from windows to four elevations including sliding double glazed patio doors into the garden and affording an aspect to the paddocks beyond. The focal point to the room is an inglenook fireplace with exposed brick piers, inset solid fuel stove, timber mantel over and alcoves to the side.

KITCHEN

18'3" x 11'2" (5.56m x 3.40m)

A well proportioned space which in turn opens out into a living/dining area which combined creates an open plan everyday living/entertaining space ideal for families. The initial kitchen is tastefully appointed with a generous range of bespoke wall, base and drawer units with central dresser unit with plate rack and shelving above and under-unit lighting; granite preparation surfaces with undermounted sink with chrome swan neck mixer tap and tumbled marble tiled splash backs; a floor standing Aga range providing an attractive focal point; integrated dishwasher and space and plumbing for free standing fridge freezer. The kitchen affords a delightful aspect across the paddocks beyond with a stable door leading into the rear garden.

The kitchen opens out into:

LIVING/DINING SPACE

13'11" max x 11'4" max (4.24m max x 3.45m max)

Being open plan to the kitchen and providing a versatile reception area large enough to accommodate both living and dining with a delightful aspect to the rear. The room having a tiled floor and two double glazed windows.

Returning to the inner hallway further bespoke solid oak ledged doors with antique latches lead to:

UTILITY ROOM

8'9" x 6'4" (2.67m x 1.93m)

A generous space providing a good level of storage with built in low level cupboards with work surface over, inset sink and drain unit, wall storage cupboards, ample cloaks hanging, plumbing and space for both a washing machine and tumble dryer, floor standing oil fired central heating boiler and double glazed window overlooking the rear garden.

GROUND FLOOR CLOAK ROOM

6'7" x 3' (2.01m x 0.91m)

Having a two piece white suite comprising close coupled WC and wall mounted washbasin with tumbled marble tiled splash backs and double glazed window to the rear.

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

FIRST FLOOR GALLERIED LANDING

Having a delightful aspect across to the village church with a high level double glazed window. built in airing cupboard, inset downlighters to the ceiling and, in turn, further bespoke solid oak ledged doors with antique latches leading to:

MASTER BEDROOM

A well proportioned double bedroom benefitting from a dual aspect with a double glazed window overlooking the village church to the front and an aspect across to paddocks at the rear.

INITIAL WALK-THROUGH LOBBY

6'10" x 3'3" (2.08m x 0.99m)

Leading through into:

BEDROOM

17'10" max x 11' (5.44m max x 3.35m)

The bedroom having an excellent level of integrated storage with built in wardrobes with overhead storage cupboards and low level drawer units; deep skirtings and inset downlighters to the ceiling.

Returning to the walk-through lobby a further door leads through into:

ENSUITE SHOWER ROOM

9' max into shower enclosure x 5'6" (2.74m max into shower enclosure x 1.68m)

Appointed with a three piece suite comprising shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin and having fully tiled walls, chrome towel radiator and double glazed window overlooking the village church.

BEDROOM 2

11'11" x 10'6" (3.63m x 3.20m)

A further double bedroom with an aspect across adjacent paddocks at the rear, having access to loft space above and double glazed window.

BEDROOM 3

13'8" x 11'2" (4.17m x 3.40m)

A well proportioned double bedroom with a pleasant aspect to the front, having a double glazed window.

BEDROOM 4

10'11" x 10'2" (3.33m x 3.10m)

Again a double bedroom having a delightful aspect to the rear with a double glazed window.

BATHROOM

7'5" x 7'4" (2.26m x 2.24m)

Having a three piece suite comprising panelled bath with chrome mixer tap with integral shower handset and glass screen, close coupled WC and pedestal washbasin; fully tiled walls, chrome towel radiator and double glazed window with far reaching views.

EXTERIOR

The property occupies a pleasant, established, level plot screened by a mature hedge with gated access onto a generous gravel driveway which provides off road car standing for numerous vehicles and, in turn, leads to an open car port providing a sheltered parking area. Integral to the house is a useful garden store forming the remainder of the part converted garage.

The gardens runs to all sides with the rear garden landscaped to provide relatively low maintenance living, having a gravelled and paved terrace which links back into the main sitting room. This area of the garden affords fantastic views across adjacent paddocks and links round into a more established area of the garden with a central lawn, mature trees and a pleasant aspect across to the village church.

COUNCIL TAX BAND

Melton Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to have mains electric, drainage and water. Central heating is gas fired but LPG (liquid Petroleum Gas) (information taken from Energy performance certificate and/or vendor).

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:-

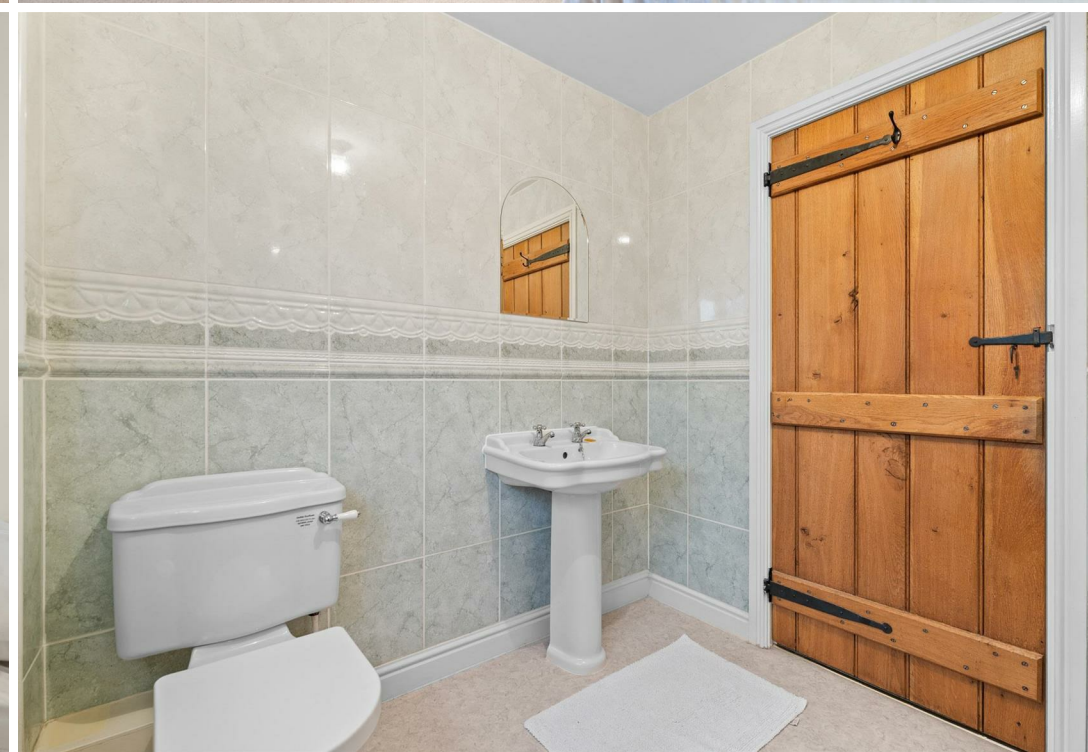
<https://www.gov.uk/search-register-planning-decisions>





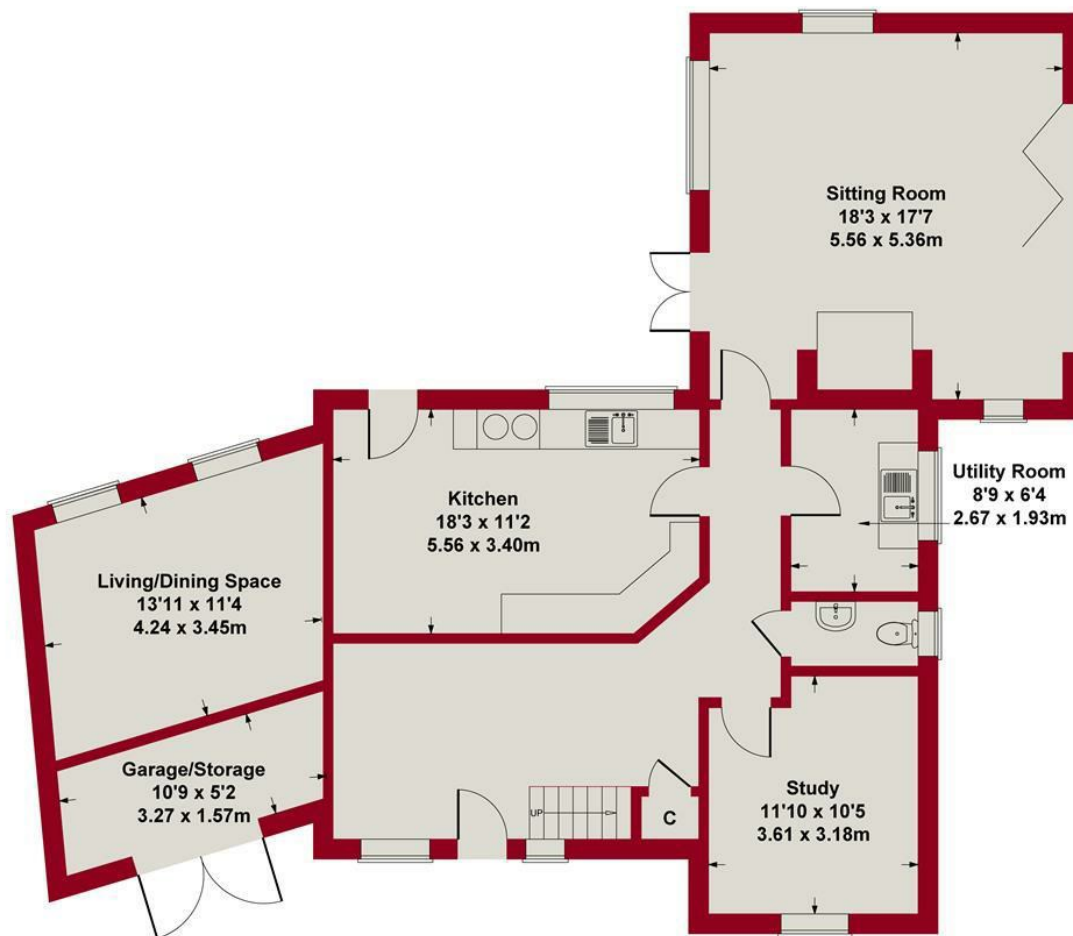




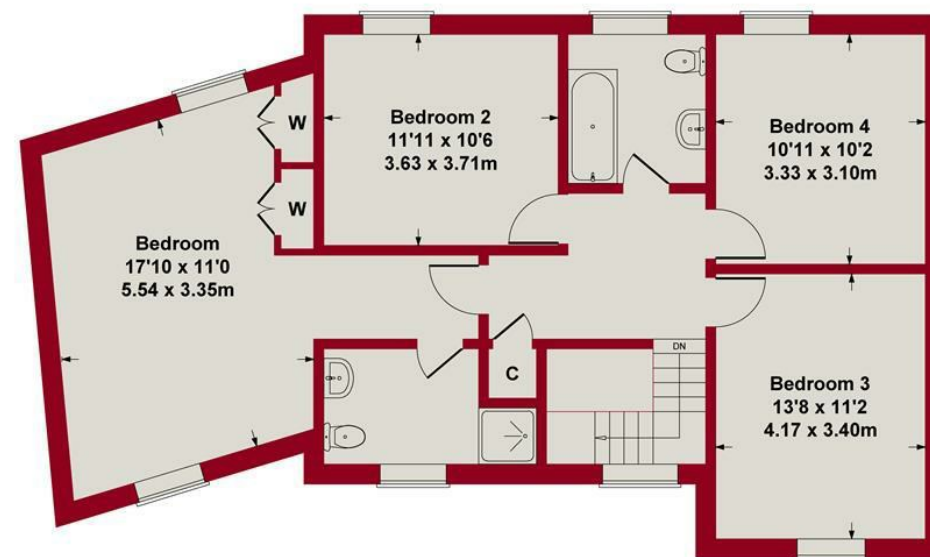








GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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