



**Watercombe, 6 Rutland Square, Barkestone  
Le Vale, Leicestershire, NG13 0HN**

**£580,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Well Proportioned Period Home
- In The Region Of 2,100 Sq.Ft.
- Utility & Ground Floor Cloak Room
- Delightful Established Plot
- Off Road Parking & Garage
- Extended Accommodation
- 4 Bedrooms 2 Main Receptions
- Ensuite & Main Bathroom
- South To Westerly Facing Garden
- Viewing Highly Recommended

An interesting opportunity to purchase a truly individual detached period home which has been significantly extended to provide a versatile level of accommodation which lies in the region of 2,100 sq.ft.

The property offers two main receptions, both being of generous proportions, with dual aspect sitting/dining room with aspect down the lane to the front and into the garden at the rear. The second reception forms part of a new addition which provides a fantastic open plan space linking through into a contemporary kitchen with study area off and useful utility and ground floor cloak room. To the first floor there are four bedrooms, the main benefitting from ensuite facilities, with separate, well proportioned, L shaped family bathroom which combined creates a fantastic family home.

As well as the main accommodation the property occupies a delightful, established, plot with gardens to three sides benefitting from a south to westerly rear aspect with off road parking and generous brick built garage with useful store/workshop at the rear.

Overall this is an excellent, well proportioned, interesting and individual home within a delightful village setting.

### **BARKESTONE LE VALE**

Barkestone Le Vale lies in the Vale of Belvoir and there is a well regarded primary school in the adjacent village of Redmile with further schools in Bottesford together with shops, doctors surgeries, public houses and restaurants. The village has Fast Fibre Broadband and is conveniently placed for travelling on the A52 and A46 with road links to A1 and M1. The market towns of Melton Mowbray, Grantham and Bingham provide further amenities and from Grantham there is a high speed train to King's Cross in just over an hour.

AN OPEN FRONTED PORCH WITH WOOD GRAIN EFFECT DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

### **MAIN ENTRANCE HALL**

20'5" x 6'10" into stairwell (6.22m x 2.08m into stairwell)

Having spindle balustrade turning staircase rising to a first floor landing with useful under stairs storage alcove beneath, wood effect flooring, high ceilings, deep skirtings, double glazed exterior door into the rear garden and, in turn, further doors leading to:

### **SITTING/DINING ROOM**

24'7" x 12'7" (7.49m x 3.84m)

A well proportioned, open plan, light and airy space benefitting from a dual aspect with double glazed windows to the front and rear. The room is divided into two reception spaces providing a formal dining and sitting room, both of which having a chimney breast, deep skirtings, high ceilings and picture rail. The sitting room area having an exposed brick chimney breast with raised flagged hearth, inset solid fuel stove and arched alcoves to the side.

### **KITCHEN**

17'5" x 12'4" (5.31m x 3.76m)

From the main entrance hall steps lead into the kitchen which is an excellent space that opens out into a family/living room at the rear. Combined this creates a fantastic, open plan, everyday living/entertaining space. The initial kitchen is fitted with a generous range of contemporary gloss fronted wall, base and drawer units with granite preparation surfaces including a central island unit providing an excellent working area, having undermounted sink with chrome swan neck mixer tap, free standing electric and gas range with tiled splash backs and chimney hood over, oak effect flooring, contemporary column radiator, attractive exposed beam ceiling and two double glazed windows overlooking the rear garden. Leading from the kitchen is:

### **FAMILY/LIVING ROOM**

27' x 14'2" max (8.23m x 4.32m max)

A well proportioned, versatile room leading off the kitchen which combined creates a fantastic space of generous proportions, perfect for everyday, and would be large enough to accommodate both a sitting and dining area benefitting from an aspect and access into the rear garden. The focal point to the room is an exposed beam, the room having pitched ceiling, inset downlighters, continuation of the oak effect flooring, deep skirtings, double glazed window and exterior door leading out onto the driveway and further French doors to the side and rear into the garden.

Leading off the kitchen an open doorway gives access into:

### **UTILITY SPACE**

12'5" x 7'11" (3.78m x 2.41m)

Having a generous range of built in cupboards and drawer units with U shaped configuration of preparation surfaces, plumbing for washing machine, space for further free standing appliances, double glazed window to the front and further door leading into:

### **GROUND FLOOR CLOAK ROOM**

6'9" x 3'3" (2.06m x 0.99m)

Having a two piece suite comprising close coupled WC and vanity unit with inset washbasin with chrome mixer tap, tiled floor and wall mounted extractor.

Returning to the kitchen area an arched doorway gives access into:

## STUDY

8' x 7'10" (2.44m x 2.39m)

A versatile room which is large enough accommodate a study area or alternatively would make an excellent walk in pantry. Having room for free standing appliances, inset downlighters to the ceiling and double glazed window to the front.

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

## SPLIT LEVEL FIRST FLOOR LANDING

Having double glazed windows to the front and, in turn, further doors leading to:

### BEDROOM 1

12'10" x 11'10" (3.91m x 3.61m)

An initial walk through corridor leads through into a double bedroom benefitting from ensuite facilities with part pitched ceiling, chimney breast with alcoves to the side, double glazed window to the front and cottage latch door into:

### ENSUITE SHOWER ROOM

8'10" x 4'11" (2.69m x 1.50m)

Having a suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, vanity unit with WC with concealed cistern, vanity surface over and inset washbasin, tiled splash backs and floor and chrome towel radiator.

### BEDROOM 2

11'8" x 9'11" (3.56m x 3.02m )

A pleasant room having high ceiling, deep skirtings, chimney breast with attractive cast iron fireplace, exposed floor boards and double glazed window to the front.

### BEDROOM 3

12'11" x 8' (3.94m x 2.44m)

Having aspect into the garden at the side, high ceilings, exposed floor boards and double glazed window.

### BEDROOM 4

13' x 6" (3.96m x 1.83m)

Having double glazed window with aspect into the rear garden, high ceiling and exposed floor boards.

## MAIN BATHROOM

12'3" max x 11'11" (3.73m max x 3.63m)

An L shaped well proportioned space fitted with a three piece suite comprising panelled corner bath with chrome taps and further wall mounted electric shower, close coupled WC and pedestal washbasin, tongue and groove effect splash backs, contemporary towel radiator, built in airing cupboard, access to loft space above and double glazed window.

## EXTERIOR

The property occupies a delightful and deceptive established plot tucked away close to the heart of the village with gardens running to three sides benefitting from a south to westerly rear aspect and a good degree of privacy. The property is approached from the lane onto an open plan gravelled driveway which provides off road car standing and in turn leads to an attached garage. The main gardens lie to the side and rear of the property, predominately laid to lawn but well stocked with established trees and shrubs, having a paved seating area and small orchard/horticultural area with greenhouse enclosed by trellis fencing.

## GARAGE

27' x 10'11" (8.23m x 3.33m)

Having up an over door, power and light, useful storage in the eaves above, workshop area to the rear and further ledge and brace courtesy door leading into the rear garden. Located to the rear of the garage is a further workshop/store.

## WORKSHOP/STORE

10'11" x 6'8" (3.33m x 2.03m)

Having power and light and pitched roof.

## COUNCIL TAX BAND

Melton Borough Council - E

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Please note there is a telegraph pole within the boundary, which we understand the vendors receive a payment of £11 per annum.

## 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:-

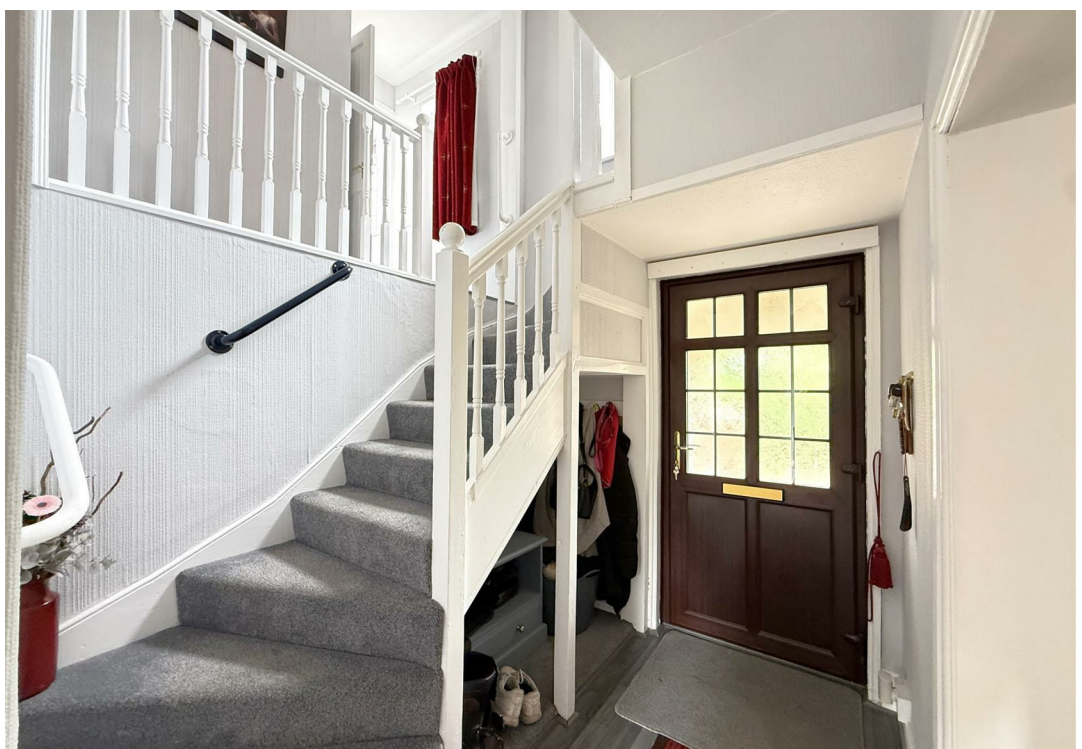
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

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











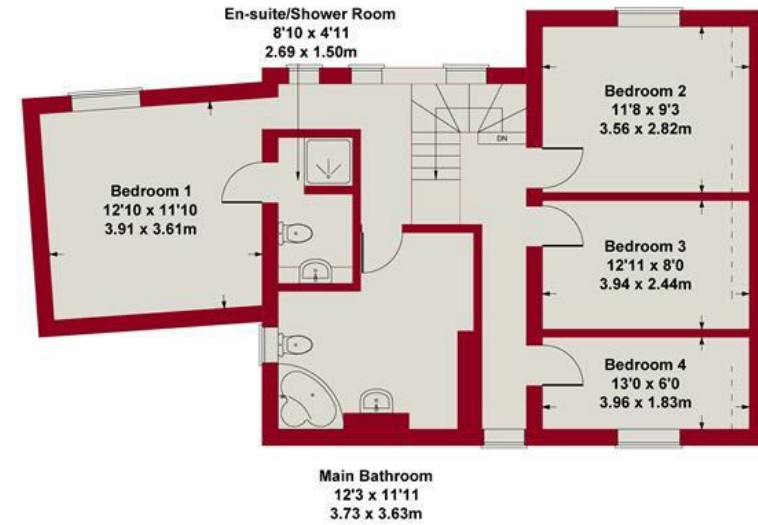








GROUND FLOOR



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		
	67	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.*

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Surveyors, Estate Agents, Valuers, Auctioneers