



The Priestfields, 1 Stathern Road, Eastwell

In Excess of £500,000

 **NEWTON FALLOWELL**

The Priestfields, 1 Stathern Road

Eastwell, Leicestershire

Parking Arrangements: Large Driveway

Windows: uPVC Double Glazed

Heating: Oil

Vendors Position: No Upward Chain

Garden Orientation: West Facing

EPC Rating: D

Council Tax Band: E

Total Living Space: Approx 1485 sq ft

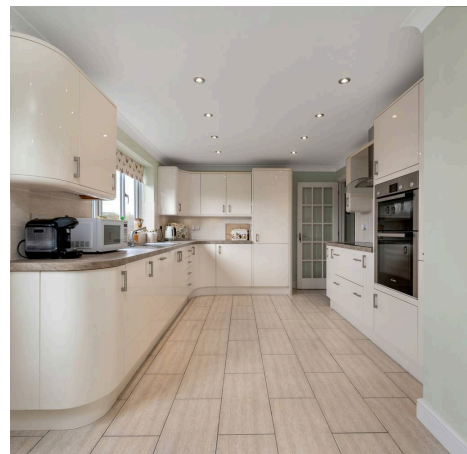
Offered for sale with no upward chain is this spacious and modern detached bungalow situated in the desirable village of Eastwell located on the edge of the picturesque Vale of Belvoir, approximately 7 miles Northeast of Melton Mowbray. The accommodation comprises in brief, entrance porch, hallway, living room, separate dining room, kitchen and utility room. There are three good sized bedrooms, one with an en-suite shower room and a family bath/shower room. A driveway provides ample off-road parking and the well tended gardens wrap around the property with open views over the surrounding countryside.

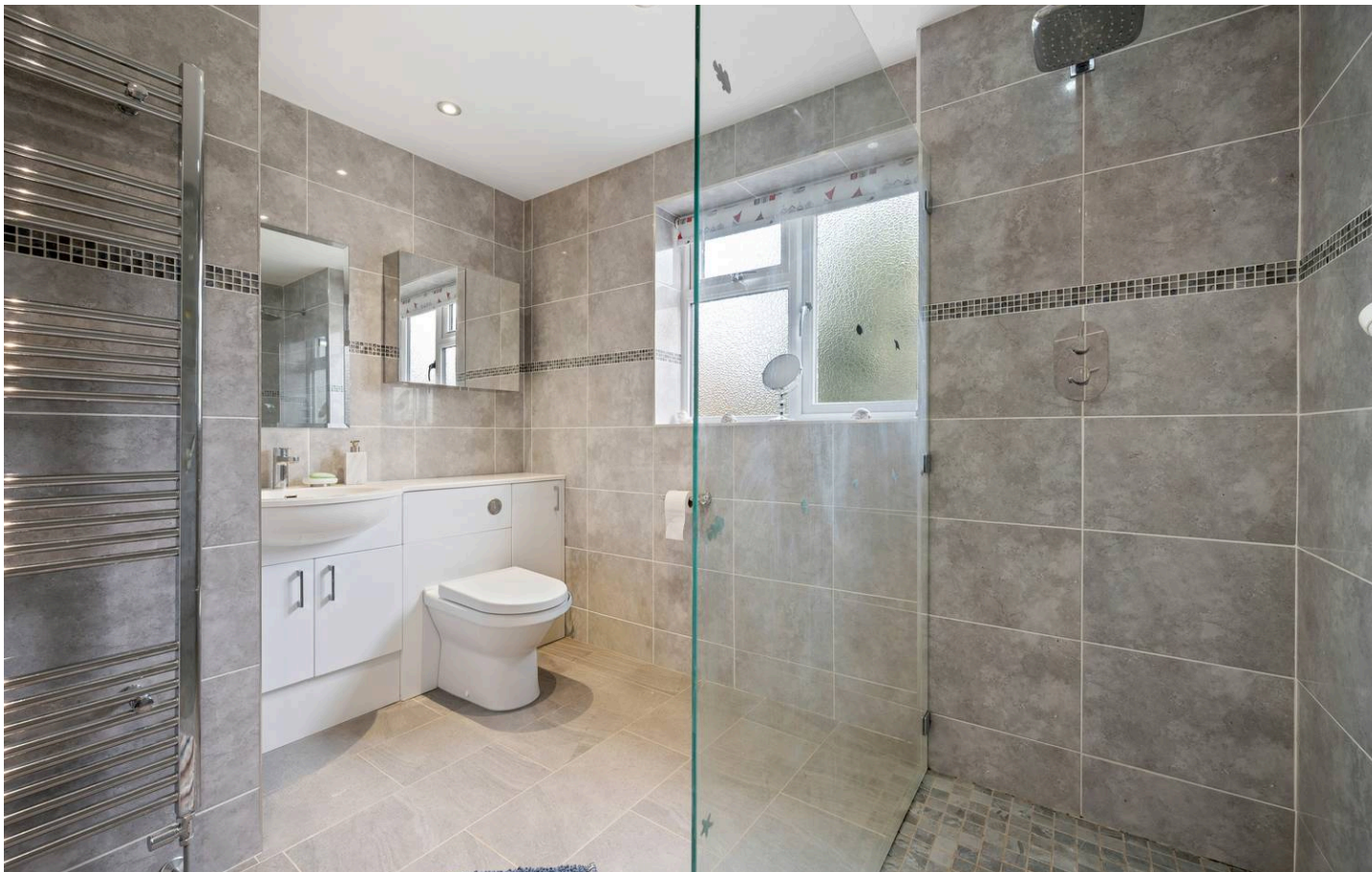
Accessed via double glazed French doors into the entrance porch and further door into a spacious hallway with two useful storage cupboards and door off to a light and airy living room having an inset coal effect fire with a marble surround and hearth, a bay window to the front and two windows to the side aspects. A separate dining room has double glazed French doors leading to the rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





The modern fitted kitchen has an array of curved wall and base units, complementary straight edge worktops, sink and drainer, integrated eye level double oven, hob and extractor hood above, built-in appliances include a dishwasher and fridge, tiled floor, spotlighting to the ceiling, door and window to the rear aspect and further door off to a utility room housing the oil fired central heating boiler which was re-fitted in 2022 together with new radiators throughout, wall and base units, sink and drainer, space and plumbing for a washing machine and window to the rear aspect. There are three double bedrooms, one having an en-suite shower room and a fully tiled contemporary bath/shower room with a walk-in double shower cubicle, an inset close coupled WC and wash hand basin set in a vanity unit with cupboards below, chrome heated towel rail and spotlighting to the ceiling. The driveway provides ample off-road parking with well tended gardens that wrap around the property, mainly laid to lawn, hedging to the boundaries, two garden sheds and lovely countryside views over the open countryside.

Lounge

25' 7" x 12' 10" (7.80m x 3.90m)

Dining Room

9' 9" x 9' 11" (2.98m x 3.03m)

Kitchen Breakfast Room

17' 3" x 10' 6" (5.26m x 3.21m)

Utility Room

7' 10" x 6' 10" (2.40m x 2.09m)

Bedroom One

13' 0" x 14' 6" (3.95m x 4.42m)

Bedroom Two

11' 11" x 9' 7" (3.64m x 2.92m)

Ensuite

Bedroom

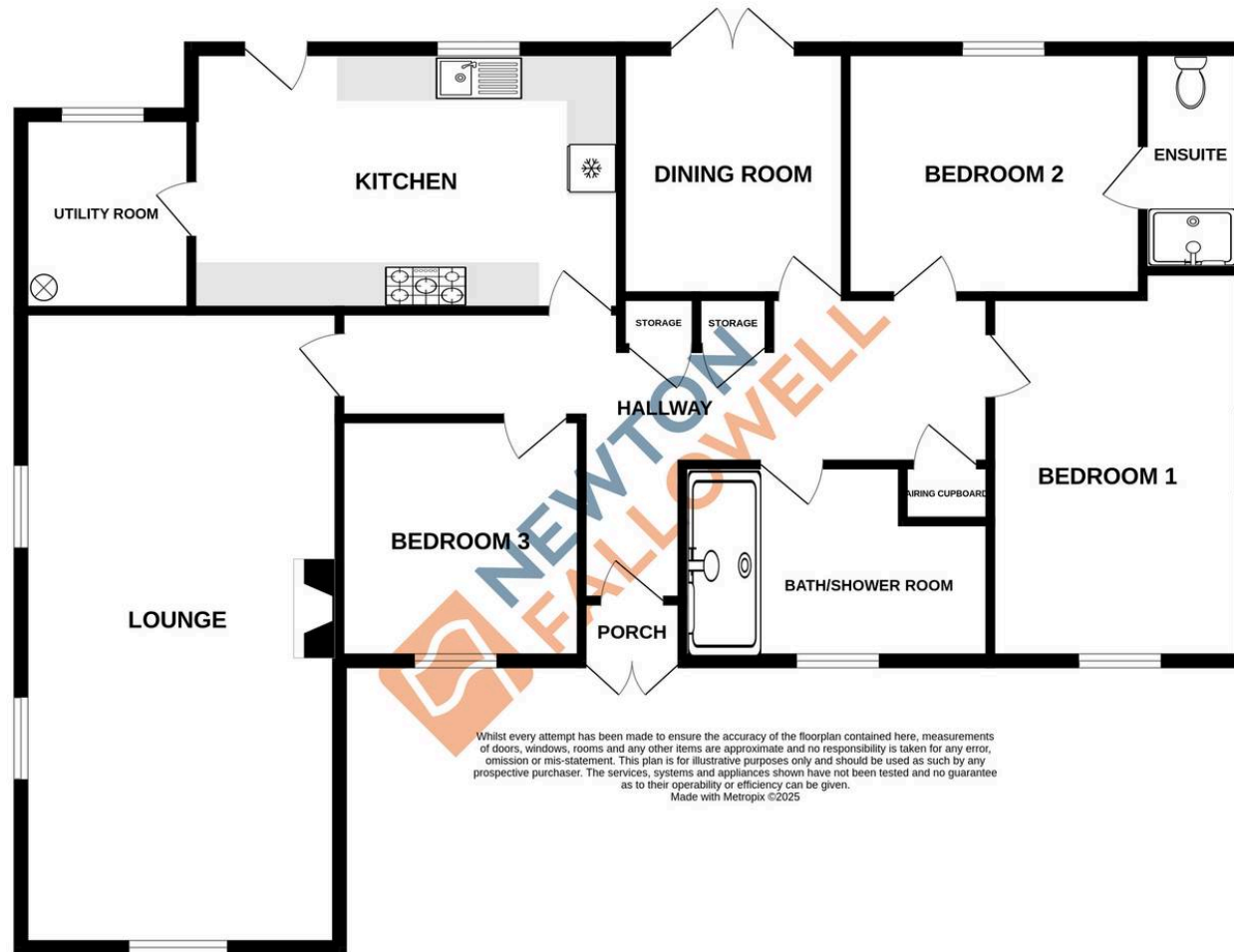
9' 9" x 9' 9" (2.97m x 2.97m)

Bathroom

7' 11" x 9' 7" (2.41m x 2.92m)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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