



The Priestfields, 1 Stathern Road, Eastwell, LE14 4EN

 **NEWTON FALLOWELL**

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Key Features

- Modern Detached Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility
- Bath/Shower room & En-suite Shower
- NO UPWARD CHAIN
- Wrap-around Gardens with Open Countryside Views
- EPC Rating D
- Freehold

OIRO £525,000





Parking Arrangements: 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. 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 to 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.



Viewings are highly recommended to appreciate the accommodation on offer.

Storm Porch Entrance Hall

Lounge 7.8m x 3.9m (25'7" x 12'10")

Dining Room 2.98m x 3.03m (9'10" x 9'11")

Kitchen Breakfast Room 5.26m x 3.21m (17'4" x 10'6")



Utility Room 2.4m x 2.09m (7'11" x 6'11")

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

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

Ensuite

Bedroom Three 2.97m x 2.97m (9'8" x 9'8")

Bath/Shower room 2.41m x 2.92m (7'11" x 9'7")







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.