11 Woolsthorpe Lane, Muston,
Leicestershire, NG13 0FE

Guide Price £600,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A fantastic opportunity to purchase a really interesting, individual, detached chalet style home converted from the property that previously occupied the site into what is now a well thought out and generous home, offering both traditional and contemporary elements, extending to around 2,400sq.ft., tastefully presented throughout and occupying a delightful established plot at the heart of this well regarded Vale of Belvoir village.

Internally the property boasts 3 main reception areas, as well as a stunning open plan living/dining kitchen which links through into an oak frame garden room at the rear, flooded with light having glazed roof and gable end giving the kitchen a dual aspect that, combined, creates a fantastic every day living/entertaining space which will undoubtedly become the hub of the home. Two further receptions provide a great deal of versatility with the main room being a generous L shaped space having attractive solid fuel stove and, again, boasting a dual aspect with windows to the front and rear. The family room/office at the rear could potentially be utilised as a ground floor bedroom but provides a further versatile reception space which leads out into the rear garden. In addition there is a useful utility space and ground floor cloak room leading of an initial central hallway with staircase rising to an attractive galleried landing above, with skylights looking out across the garden and elevated views across to the village church spire.

To the first floor there are 4 bedrooms, 3 being generous doubles, the master benefitting from ensuite facilities, and separate contemporary wet room. Each of the rooms offer their own individual features and elements creating a truly bespoke property.

In addition the property offers double glazing, gas central heating, under floor heating to the majority of the ground floor and tasteful decoration throughout.

As well as the internal accommodation the property occupies a delightful plot set well back from the lane behind an established frontage with an excellent level of off road parking and access to an attached single garage. The rear garden offers a good degree of privacy being well stocked with an abundance of trees and shrubs, having numerous seating areas, ornamental pond, vegetable plot at the foot and useful timber store which overall creates a delightful outdoor space.

Overall viewing is the only way to truly appreciate both the location and accommodation on offer.

MUSTON

There is a public house/restaurant in Muston and further facilities are available in the adjacent village of Bottesford including primary and secondary schools, several public houses and restaurants, railway station with links to Nottingham and Grantham from where there is a fast rail link to London's Kings Cross in just over an hour and there is a daily bus service to the Grammar Schools in Grantham. The A52, A46 and A1 are also close by providing excellent road access. There are local walks along the Grantham canal and pretty Vale of Belvoir countryside which links to nearby picturesque villages, many of which offer highly regarded public houses and restaurants. The village is a stone's throw away from Belvoir Castle which holds events and shows throughout the year. Muston also boasts 'Muston Meadows' which is understood to be one of the finest lowland meadows in England, extending to approximately 41 hectares offering a haven for local wildlife and plants.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

16'2" max x 6'4" (4.93m max x 1.93m)

A pleasant initial entrance vestibule having part pitched ceiling with inset skylight and downlighter, attractive oak effect flooring, deep contemporary skirting and architrave, staircase with half landing rising to the first floor and useful built in storage cupboard.

Further stripped pine doors leading to:

GROUND FLOOR CLOAK ROOM

Having a two piece contemporary suite comprising vanity unit with inset washbasin and WC with concealed cistern, wall mounted cupboard over, contemporary towel radiator, tiled splash backs and double glazed window to the rear.

LIVING/DINING KITCHEN

19'9" x 17'6" (6.02m x 5.33m)

A fantastic, light and airy, well proportioned space which will undoubtedly become the heart of the home, flooded with light benefitting from a dual aspect having attractive bay window to the front with integrated seat, multi pane window to the side and bifold doors leading out into the oak frame garden room. The kitchen is of generous proportions and is large enough to accommodate both living and dining area as well as having a central island unit with breakfast bar which creates informal seating and a good level of working area with storage cupboards beneath. In addition there is a further L shaped preparation surface having inset composite sink and drain unit with mixer tap and integrated boiling tap, further integrated appliances include Bosch induction hob with contemporary hood over, Bosch fan assisted oven, separate combination microwave with warming drawer beneath and dishwasher, larder unit, central alcove designed for American style fridge freezer and continuation of the wood effect laminate flooring.

Bifold doors lead through into:

GARDEN ROOM

18'1" x 11'3" (5.51m x 3.43m)

A fantastic addition to the property providing a further versatile reception space which, combined with the kitchen, creates an excellent every day living/entertaining area flooded with light having pitched double glazed clear glass roof and glazed gable end, full height windows and French doors leading out into the garden, the focal point to the room being attractive solid fuel stove, the room having wood effect laminate flooring.

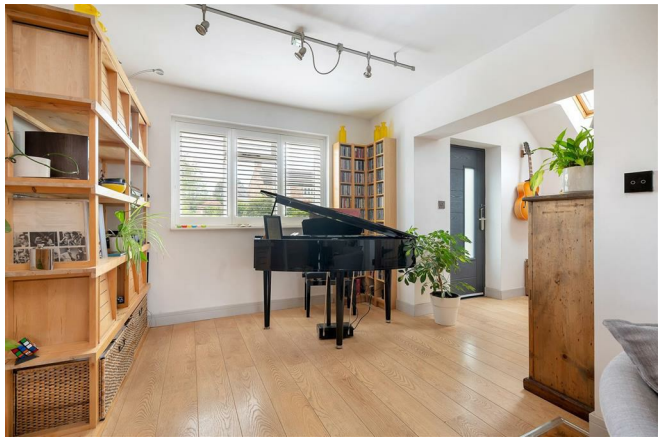
RETURNING TO THE INITIAL ENTRANCE HALL AN OPEN DOORWAY LEADS THROUGH INTO:

L SHAPED RECEPTION

27' max x 16'5" (8.23m max x 5.00m)

A well proportioned open plan reception space which could potentially be separated to create two areas but is currently a dual aspect room with double glazed window to the front and rear, the focal point to the room being contemporary solid fuel stove, the room having a combination of floor coverings, deep contemporary skirting, integrated bookcase providing a "secret door" into the utility room.

A further stripped pine door leading into:



UTILITY ROOM

16'4" x 5'4" min (4.98m x 1.63m min)

A useful space fitted with a range of wall and base units with work surfaces over, one with inset sink and drain unit having chrome mixer tap and tiled splash backs, plumbing for washing machine, space for tumble dryer, built in storage cupboard which also houses central heating boiler, inset downlighters to the ceiling, double glazed window to the front and oak exterior door to the side.

Returning to the L shaped reception a further part glazed stripped pine door leads through into:

HOME OFFICE
17'9" x 11'5" (5.41m x 3.48m)

A versatile reception utilised as a home office having a range of integrated furniture, full height storage cupboards and open fronted shelve alcoves with LED lighting above, attractive exposed stone work, deep skirting, central heating radiator and French doors leading out into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

HALF LANDING

Having central heating radiator and window overlooking the rear garden and continues up to:

GALLERIED LANDING
16'11" x 10'8" max (5.16m x 3.25m max)

A well proportioned light and airy L shaped landing having attractive spindle balustrade, pitched ceiling with inset skylight, under eaves cupboard, shelved alcove with downlighter above and access loft space.

Further stripped pine doors leading to:

BEDROOM 1
19'10" max x 11'4" max (6.05m max x 3.45m max)

A well proportioned L shaped double bedroom that benefits from ensuite facilities having part pitched ceiling with inset skylights, access to under eaves storage, shelved alcoves and two central heating radiators.

A further door leads through into:

ENSUITE BATHROOM
13'8" max x 5'9" max (4.17m max x 1.75m max)

A well proportioned space having suite comprising panelled spa bath with integrated jets and chrome mixer tap, wall mounted shower mixer with rose over and bifold screen, close coupled WC, vanity unit with rectangular washbasin, free standing mixer tap and tiled splash backs, central heating radiator, window and Velux skylight to the front.

BEDROOM 2
16'2" max x 13'2" to eaves (excluding under eaves (4.93m max x 4.01m to eaves (excluding under eaves)

A further well proportioned double bedroom with a great deal of character having vaulted ceiling, exposed timbers, useful under eaves storage, skylight to the side and window to the front, central heating radiator and wood effect laminate flooring.

RETURNING TO THE GALLERIED LANDING A FURTHER OPEN DOORWAY LEADS THROUGH INTO:

INNER LANDING
7'3" x 5'5" (2.21m x 1.65m)

Having central heating radiator and part pitched ceiling.

Further stripped pine doors leads through into:

BEDROOM 3
13'3" x 12' (4.04m x 3.66m)

Again an attractive double bedroom having feature wall, oak effect laminate flooring, pitched ceiling with exposed timbers, central heating radiator, access to under eaves storage and skylight overlooking the garden.

BEDROOM 4
8'10" x 7'6" (2.69m x 2.29m)

Accessed via a sliding pocket door and having interesting contemporary feature wall, access under eaves storage, wood effect laminate flooring, pitched ceiling with exposed central beam and window to the front looking out into the village and paddock beyond.

SHOWER ROOM
8'2" max x 6'6" max (2.49m max x 1.98m max)

Tastefully appointed having a contemporary suite comprising shower wet area with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit with inset washbasin and chrome mixer tap, WC with concealed cistern, mirrored storage cupboards, contemporary towel radiator and window to the side.

EXTERIOR

The property occupies a delightful position within this pretty village, set back from the lane behind a railing frontage beyond which is a lawned garden with established borders. A large block set driveway provides ample off road parking and, in turn, leads to the garage at the side. The rear garden has been lovingly landscaped

over the years and from the upstairs the property affords an attractive elevated view across to the village church spire. The rear garden provides a variety of seating areas having large paved terrace with block set edging, an ornamental sleeper edged pond, pizza oven, split level lawn bordered by well stocked flower beds with an abundance of trees and shrubs and a raised vegetable garden at the foot. In addition there is a hot tub located on the second patio and a useful timber storage shed.

COUNCIL TAX BAND
Melton Borough Council - Band D

TENURE
Freehold

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.

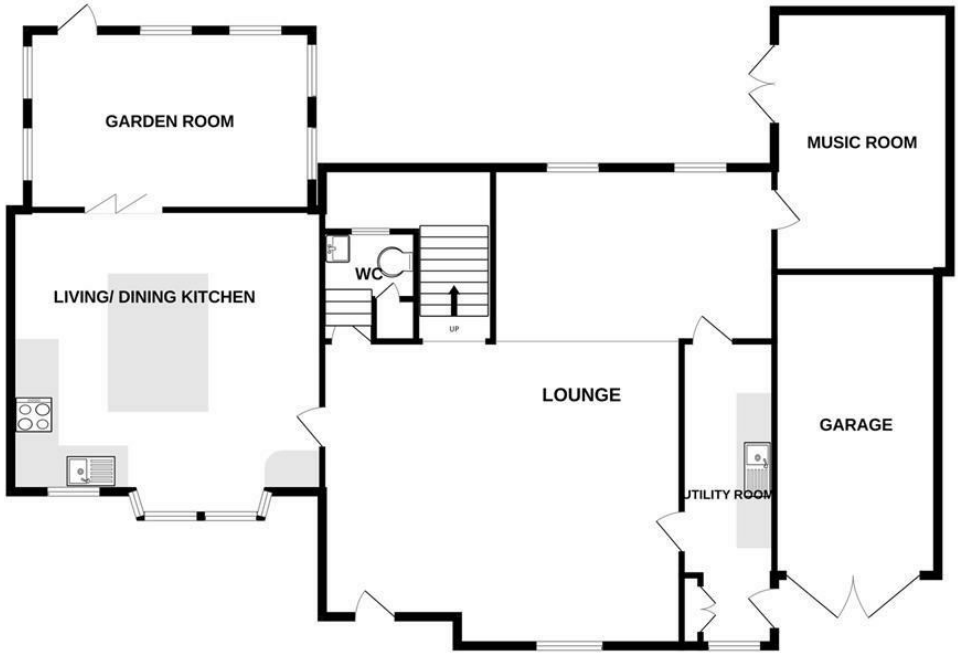
Flood assessment of an area:-
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

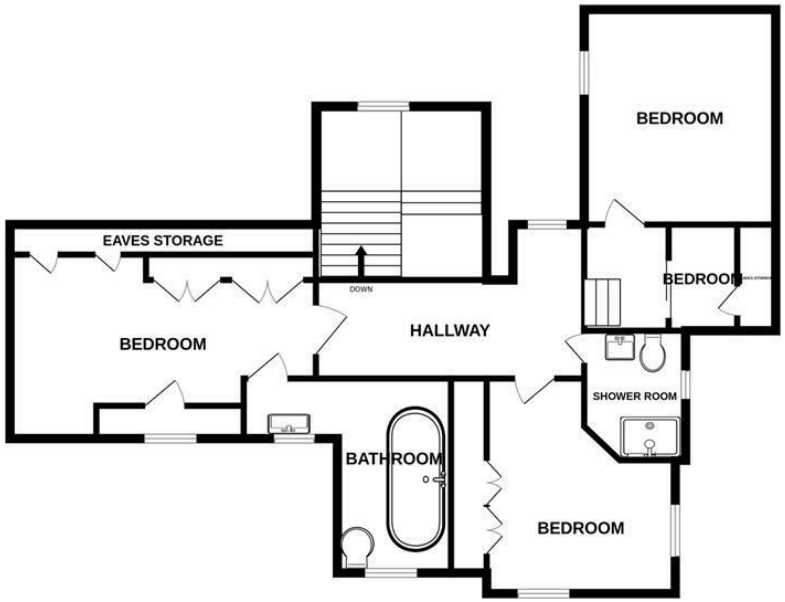
School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

GROUND FLOOR



1ST FLOOR



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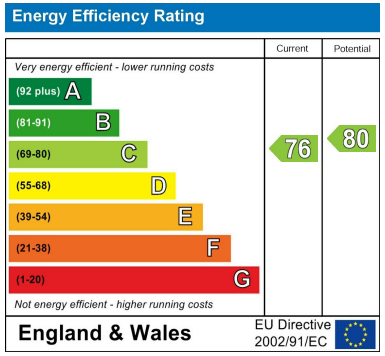

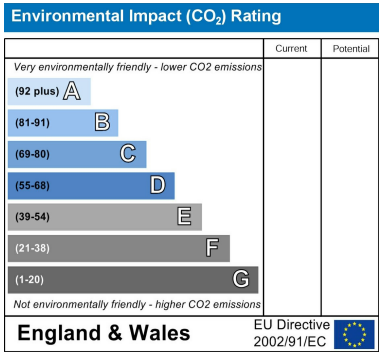

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RICS

The Property Ombudsman

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