

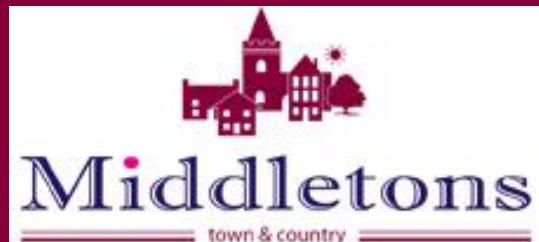


POST OFFICE LANE, REDMILE

Guide Price £400,000-£415,000

Four Bedrooms

Freehold



DETACHED HOUSE WITH NO CHAIN

OFF ROAD PARKING

DOWNSTAIRS WC

HOME OFFICE/STUDY

GOOD SIZED GARDEN

LOCAL SCHOOLS NEARBY

GOOD COMMUTER LINKS

VILLAGE LOCATION

COUNCIL TAX BAND F

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Beautifully presented four bedroom detached house situated in the highly regarded and sought-after village of Redmile in the Vale of Belvoir. The village has a Primary School, parish church, 'St. Peters' and a village pub, 'The Windmill. A greater selection of facilities are available at Bottesford, Grantham and Melton Mowbray. The A52, A1, A46 and A607 are all within easy reach and London Kings Cross can be reached in just over an hour from Grantham via the East Coast Mainline.

The accommodation on offer comprises; entrance hall, cloakroom, lounge, study/playroom, newly fitted kitchen diner, utility room and a home office to the ground floor. Four double bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from off road parking and a good sized rear garden.

ENTRANCE HALL Stepping into the spacious and inviting entrance hall, having a spindle staircase rising to the first floor, radiator, engineered oak flooring and oak doors off to;

CLOAKROOM Comprising of a low flush WC, wall mounted wash hand basin and an obscure glazed window for privacy.

LOUNGE 19' 5" x 12' 5" (5.92m x 3.8m) This generous, dual aspect lounge has a front facing window and triple bi-fold doors to the rear garden allowing plenty of natural light. The central focus of the room is the log-burner recessed into the chimney breast for cosy evenings in and a radiator ensures extra warmth throughout the seasons. Oak flooring and decorative coving finish the room.

STUDY/PLAYROOM 9' 4" x 10' 7" (2.85m x 3.23m) Currently used as a playroom, this versatile space lends itself to a variety of uses. Having a front facing window, radiator and carpet flooring.

KITCHEN/DINER 10' 2" x 23' 11" (3.10m x 7.3m) The open-plan kitchen and dining room has been thoughtfully updated to create a stylish and functional space. It features a generous range of quality cabinetry topped with solid wood worksurfaces and a ceramic sink and drainer. There is a freestanding range cooker with fitted hood over, along with an integrated fridge and dishwasher for a seamless finish. Double doors lead directly out to the garden, while the generous dining area provides the perfect setting for cooking, entertaining, and relaxing with family and friends.

UTILITY ROOM 11' 10" x 6' 6" (3.62m x 2.0m) With double-glazed doors to both the front and rear, this practical space links the two sides of the property with ease. It offers fitted cupboards and generous worktop space, along with an inset sink and drainer with mixer tap, plus space and plumbing for a washing machine. Additional features include tiled flooring, a radiator, a wall-mounted gas boiler, ceiling spotlights, and double-glazed windows to the front and rear. A door leads through to:

HOME OFFICE 6' 7" x 18' 10" (2.03m x 5.75m) Formerly the garage, this versatile room makes an excellent home office or hobby space. It benefits from electric lighting and power, along with double-glazed doors and windows to both the front and rear. Please note that this room does not currently have a radiator.

LANDING A generous gallery-style landing featuring a decorative balustrade, radiator, and a window to the rear. Oak doors lead off to;

BEDROOM ONE 10' 7" x 11' 3" (3.25m x 3.45m) Generous principle bedroom having a front facing window with fitted shutter blinds, radiator, built-in wardrobes and carpet flooring. Door through to the ensuite.

ENSUITE 6' 2" x 6' 9" (1.89m x 2.06m) Comprising of a corner shower

cubicle, low flush WC, heated towel rail and a pedestal wash hand basin. Obscure glazed window for privacy, tiled splash areas, ceiling spot lights and extractor fan.

BEDROOM TWO 7' 9" x 15' 8" (2.37m x 4.8m) Having a front facing window with fitted shutter blinds, radiator, built-in wardrobes and carpet flooring.

BEDROOM THREE 12' 5" x 9' 7" (3.81m x 2.94m) Having a rear facing window with fitted shutter blinds, radiator, built-in wardrobes and carpet flooring.

BEDROOM FOUR 9' 4" x 8' 8" (2.86m x 2.65m) Having a side facing window with fitted shutter blinds, radiator, built-in wardrobe and carpet flooring.

BATHROOM 6' 0" x 6' 2" (1.84m x 1.88m) Comprising of a panel bath with a shower attachment complemented by a folding screen, pedestal wash hand basin, low flush WC and a heated towel rail. Velux window, tiled splash areas and vinyl flooring.

FRONT ASPECT Tarmac driveway to the side providing ample off road parking.

REAR GARDEN Having a paved patio seating area with courtesy lighting, garden tap, formal lawn with raised planters and garden shed. Wood panel fencing secures the boundary.

AGENTS NOTE **TENURE** Freehold. Please note that any services, heating systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

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

Current energy rating: 75 C

Potential energy rating: 86 B

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.