A beautifully renovated and extended four bedroom semi-detached stone cottage situated in a quiet No Through lane in the centre of the village. Oil central heating, sealed unit double glazing, Hall, large Lounge, Open Plan Dining Kitchen, Utility Room, Office/Store, Cloakroom/w.c., Master Bedroom with En-suite Shower Room, three further Bedrooms and Family Bathroom. Landscaped front garden, an extensive driveway and parking and private walled rear garden with outbuildings.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166
www.shoulers.co.uk
High quality fittings

This delightful stone and brick built semi-detached cottage has been renovated and extended by the current owners to an extremely high standard throughout retaining many character features. The accommodation has oil fired central heating and sealed unit double glazing. Other features include an alarm system with HD security cameras, t.v. aerial points to all Bedrooms and Living Rooms and Porcelanosa bathroom fittings and tiles. The accommodation briefly comprises Entrance Hall, spacious Through Lounge with feature brick chimney breast, Open Plan Fitted Dining Kitchen, large Utility/Boot Room, Cloakroom/w.c., Office/Store Room, First Floor Landing, Master Bedroom with En-suite Shower Room and Walk-in Wardrobe, three further Bedrooms, Family Bathroom and boarded Loft space with pull-down ladder. Outside offers a front courtyard garden with a west facing aspect, an extensive block paved driveway and further parking area for several vehicles and a private walled rear garden with a large timber store shed and brick built outhouse/workshop.
ACCOMMODATION

ENTRANCE HALL with door to the front, staircase to the First Floor and stone floor.

SPACIOUS THROUGH LOUNGE having window to the front and double opening patio doors to the rear, two radiators, beamed ceiling, exposed brick wall and chimney breast with log burning stove and built-in pine cupboards to alcove which have been constructed from the original staircase timber.

OPEN PLAN DINING KITCHEN having window to the front and rear, stone flooring to the Dining Area, two radiators, understairs Pantry, an extensive range of fitted Shaker-style base and wall units with quartz work surfaces, Belfast sink, brick surround with space for Range cooker (the current LPG gas powered Range could be part of the sale at an agreed price), integrated fridge and freezer, integrated wine cooler and dishwasher and LED downlights. Door to:-

LARGE UTILITY/BOOT ROOM having windows to the side and rear and door to the side leading to the garden, fitted units with Shaker-style door fronts, work surfaces, stainless steel sink top, space and plumbing for washing machine, stone flooring and radiator.

CLOAKROOM/W.C. having white suite comprising w.c. and wash basin, radiator and stone floor.

OFFICE/STORE with radiator and stone flooring.

FIRST FLOOR LANDING

MASTER BEDROOM having window to the front with views over the allotments, radiator, cast iron fire grate, large walk-in wardrobe and door to:-

EN-SUITE SHOWER ROOM having window to the side, stylish suite comprising w.c., wash basin and shower cubicle, attractively tiled walls and radiator.

BEDROOM TWO having window to the front, radiator, built-in cupboards to alcoves and Loft access with ladder leading to boarded Loft space.

BEDROOM THREE having window to the rear and radiator.

BEDROOM FOUR having window to the rear and radiator.

FAMILY BATHROOM having window to the rear with stylish white suite comprising w.c., wash basin and bath with shower above, attractive wall tiling, heated towel rail, extractor fan and LED downlights.

OUTSIDE: To the front of the property is an extensive block paved driveway and further off-road parking with raised garden beds and a hand gate leading to a walled front garden with flagstone patio area having a westerly aspect. To the rear is a very private walled garden with patio area, lawn with walled boundary, large timber garden store and oil tank hidden behind fencing, side gate leading back to the driveway and brick built workshop housing the central heating boiler.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, water and drainage. There is no gas to the village.

COUNCIL TAX: Melton Borough Council (01664) 502502.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: Leave Melton Mowbray via the A607 Thorpe Road. Continue through Thorpe Arnold and onto the village of Waltham-on-the-Wolds. Continue to the centre of the village and turn right opposite the pub into High Street, take the next turning right into Mill Lane and No. 9 will be found on the left hand side.
We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.

Wilton Lodge, Wilton Road, Melton Mowbray, Leicestershire LE13 0UJ
Tel: 01664 410166
www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.