



**9 Red Lion Street, Stathern, Leicestershire,  
LE14 4HS**

**Guide Price £299,950**  
**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this deceptive end of terrace period home which dates back to the early 1900's and offers a versatile level of accommodation over three floors extending to approximately 1,000 sq ft and boasting the unusual addition of a **LARGE DOUBLE GARAGE / WORKSHOP**, not generally expected with a property of its style. This delightful home is tastefully presented throughout having seen a thoughtful programme of modernisation over the years, but still retaining elements of character expected from a property of its era.

The property has two main reception areas, including a light and airy sitting room with chimney breast and attractive solid fuel stove, the living/dining area located off the kitchen creates an excellent L-shaped everyday living/entertaining space and has access out into the garden. To the first floor there are two double bedrooms, the main bedroom having a contemporary ensuite bath/shower room, and a further double bedroom in the eaves on the second floor with a modern ensuite shower room.

In addition, the property benefits from gas central heating, UPVC double glazing and tasteful decoration throughout and is a delightful interesting home within this popular location.

As well as the accommodation on offer, the property occupies a pleasant slightly elevated plot with low maintenance frontage, and enclosed established rear garden. In addition a driveway to the rear provides off road car standing and leads to a substantial double garage and workshop area which could be utilised for additional secure parking or workshop space.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

Stathern is a thriving village community with local facilities including a highly regarded primary school, local shop, garage, village hall and public house. Further facilities can be found in the nearby market towns of Melton Mowbray, Bingham and Grantham and from Grantham there is a

high speed train to King's Cross in just over an hour. The village is also convenient for the A52 and A46 to Nottingham and Leicester with links to the A1 and M1.

**WOODGRAIN EFFECT COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO THE INITIAL;**

**STORM PORCH**

4'1 x 3'0 (1.24m x 0.91m)

Having double glazed window to the side, cloaks hanging space.

Further oak finish entrance door with glazed lights leading to;

**SITTING ROOM**

12'5 x 11'3 (3.78m x 3.43m)



A pleasant light and airy reception having aspect to the front with focal point being chimney breast with raised flagged hearth and inset solid fuel stove with timber lintel over, alcoves to the side, central heating radiator.



Further door leading through into the;

**INNER STAIRWELL**

2'0 x 2'8 (0.61m x 0.81m)

Having staircase rising to the first floor.

Further door to;

## DINING KITCHEN - RECEPTION AREA

12'7 x 11'3 (3.84m x 3.43m)



This area comprises of an initial reception area ideal as formal dining or living space linking through into the kitchen. Having attractive part exposed brick chimney breast with inset solid fuel stove, alcoves to the side, central heating radiator, useful under stairs storage cupboard, tiled floor, double glazed window.



## KITCHEN

10'7 x 6'11 (3.23m x 2.11m)



Fitted with a range of modern gloss fronted wall, base and drawer units with brush metal fittings, U-shape configuration of butchers block effect preparation surfaces, stainless steel sink and drainer unit with chrome mixer tap, integrated appliances including electric hob with hood over, single oven beneath, dishwasher, plumbing for washing machine and space for free standing fridge freezer, double glazed window, exterior door into the rear garden.

RETURNING TO THE INNER STAIRWELL, OAK HANDRAILS  
RISE TO THE;

## FIRST FLOOR SPLIT LANDING

Further doors leading to;

## BEDROOM 1

11'5 x 12'8 (3.48m x 3.86m)



A well proportioned double bedroom, which benefits from ensuite facilities, having chimney breast, built-in wardrobe, over stairs storage cupboard, central heating radiator, double glazed window.

Further door leading through into the;

## ENSUITE BATH/SHOWER ROOM

10'8 x 6'11 (3.25m x 2.11m)



A good sized ensuite with a contemporary suite comprising of double ended panelled bath, double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC, pedestal wash hand basin with chrome mixer tap, contemporary towel radiator, central heating radiator, double glazed window.



FROM THE LANDING A FURTHER OPEN DOORWAY LEADS THROUGH INTO AN;

## INNER LANDING

12'8 into stairwell x 2'9 (3.86m into stairwell x 0.84m)

Having further door leading to;

## BEDROOM 2

12'2 x 8'2 (3.71m x 2.49m)



A double bedroom having aspect to the front, built-in storage cupboard, under stairs storage cupboard, central heating radiator, double glazed window.

FROM THE INNER LANDING, A TURNING STAIRCASE RISES TO THE;

## SECOND FLOOR LANDING

5'11 x 3'9 to purlin (1.80m x 1.14m to purlin)

Having useful under eaves storage area, exposed timber purlin, inset skylight.

Further doors leading to;

## BEDROOM 3

8'4 x 9'8 (plus 3'3 for alcove) (2.54m x 2.95m (plus 0.99m for alcove))



An attractive double bedroom situated in the eaves, benefitting from an adjacent ensuite shower room. having pitched ceiling with inset skylight, attractive timber purlin, access to under eaves storage, central heating radiator.

## SHOWER ROOM

5'3 x 4'8 to eaves (1.60m x 1.42m to eaves)



Having a three piece modern suite comprising of shower enclosure with chrome shower mixer, close coupled WC, pedestal wash hand basin with chrome mixer tap, shelved alcove, inset downlighters and skylight to the ceiling, contemporary towel radiator.

## EXTERIOR

The property occupies a pleasant position close to the heart of this well regarded village, on a slightly elevated plot set back from the lane behind a walled frontage, with low maintenance forecourt garden, inset shrubs and wrought iron courtesy gates one leading to the front door, and the other giving access down the side of the property and in turn to the rear garden.

To the side of the property is an initial shared driveway which leads to the private double width driveway of the property and in turn to a substantial detached double garage.

## DOUBLE GARAGE

21'11 x 17'2 (6.68m x 5.23m)



Having workshop area, power and light, double width up and over door.

## REAR GARDEN



Enclosed by mature hedging and panelled fencing, central lawn and seating areas, well stocked borders and established shrubs, useful brick store.



## COUNCIL TAX BAND

Melton Borough Council - Tax Band B

## 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:-

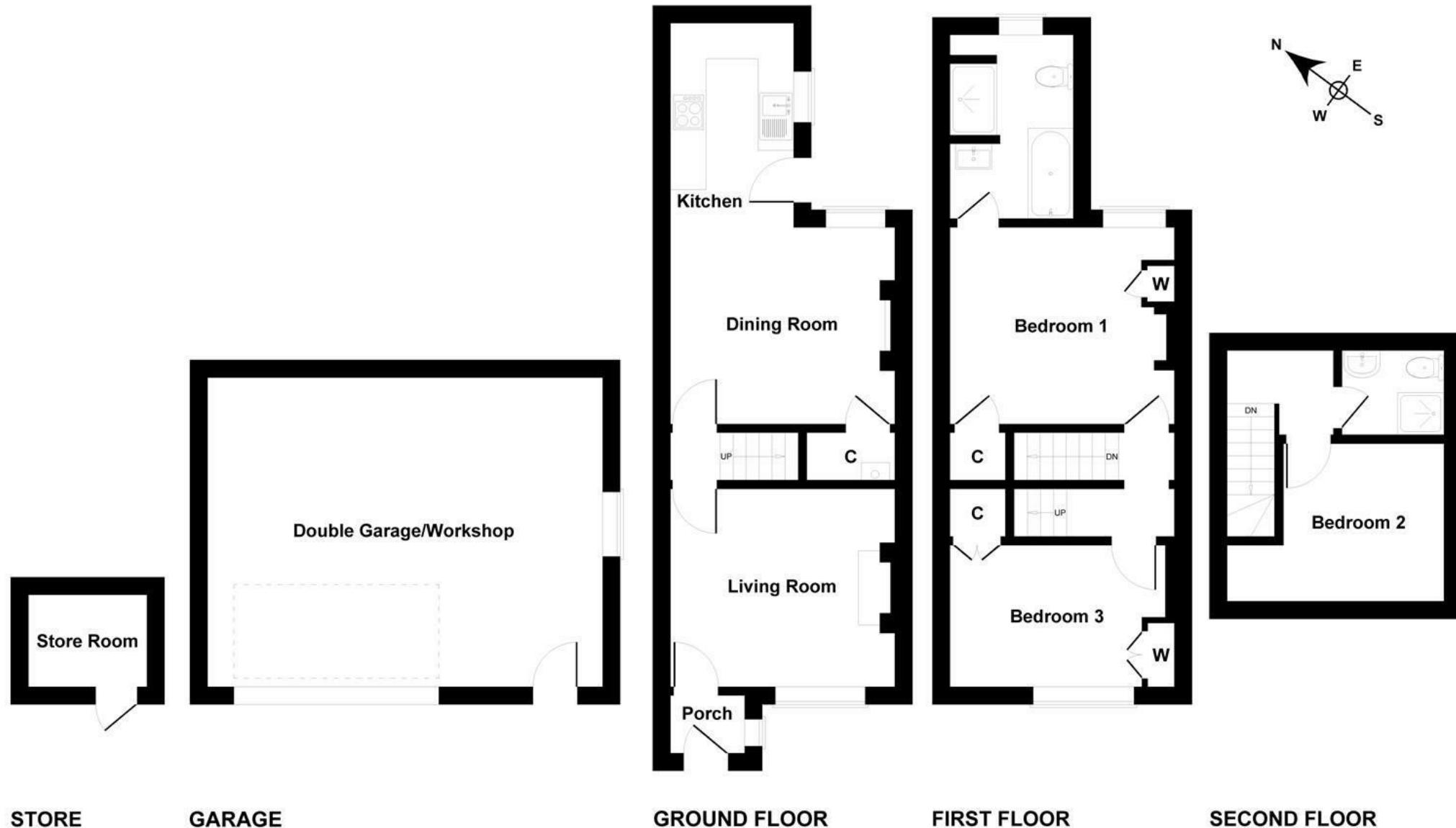
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



STORE

GARAGE

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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