



**Victoria House, 1 Skerry Lane, Muston,
Nottingham, Nottinghamshire, NG13 0FJ**

Guide Price £650,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this really interesting detached individual home which offers an excellent level of accommodation approaching 1800 sq ft. The property occupies a deceptive corner plot with enclosed courtyard area to the rear providing a considerable level of off road parking leading to an attached double garage and a run of period outbuildings/stables.

The property benefits from a formal garden located to the rear of the stable block which in turn leads out onto two level grass paddocks which in total extend to approximately 2.10 acres, with the total site including house and gardens extending to approximately 2.35 acres.

The property itself offers four bedrooms, ensuite and main bathroom and to the ground floor leading off the entrance hall are two receptions, dining kitchen, utility and cloakroom.

The property appears to have been reasonably well maintained over the years but it is fair to say is probably ready for a general programme of updating based on today's requirements, but would provide an excellent blank canvas for those looking to place their own mark on a home.

The property is located at the heart of this highly regarded Vale village and viewing comes highly recommended to appreciate both the location and accommodation on offer.

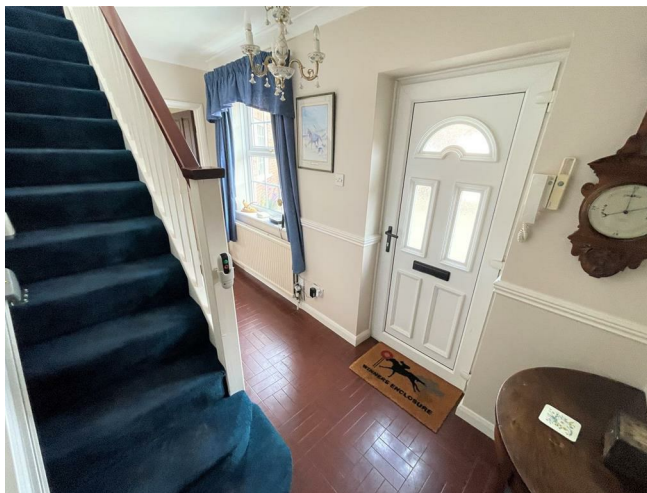
There is a public house/restaurant in Muston and further facilities are available in the adjacent village of Bottesford including primary and secondary schools, several public houses and restaurants, railway station with links to Nottingham and Grantham from where there is a fast rail link to London's 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 UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

12'11 x 6'5 (3.94m x 1.96m)



Having spindle balustrade staircase, dado rail and coved ceiling, central heating radiator, UPVC double glazed window and door to:

DINING ROOM

17'4 max x 16'0 max (5.28m max x 4.88m max)



A versatile reception having coved ceiling, two central heating radiators, three UPVC double glazed windows and open doorway through into:

SITTING ROOM

17'0 x 15'3 (5.18m x 4.65m)



A light and airy reception benefitting from a dual aspect, the focal point of the room is an attractive fireplace with exposed brick back, flagged hearth, timber surround and mantle with tiled inserts and solid fuel stove, two central

heating radiators, coved ceiling and UPVC double glazed windows to the front and rear.

From the entrance hall a door leads through into:

DINING KITCHEN

17'0 x 9'10 (5.18m x 3.00m)



Having ample room for breakfast or dining table, the kitchen is fitted with a range of oak fronted wall, base and drawer units, laminate preparation surfaces with inset sink and drainer unit, tiled splashbacks, space for free standing electric cooker and room for under counter appliances, plumbing for dishwasher, coved ceiling, tiled floor, UPVC double glazed window and door to:

UTILITY ROOM

16'7 x 7'8 (5.05m x 2.34m)

A generous space having dual aspect, fitted base units with laminate work surface, inset one and a third bowl sink and drainer unit, tiled splashbacks, plumbing for washing machine, tiled floor, floor standing Worcester boiler, electrical consumer unit, UPVC double glazed windows to the front and rear.

CLOAKROOM

6'7 x 3'11 (2.01m x 1.19m)

Having wc, pedestal wash basin, central heating radiator, shaver point and UPVC double glazed window.

FROM THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE FIRST FLOOR:

GALLERIED LANDING



Having central heating radiator, dado rail, three UPVC double glazed windows, built in airing cupboard housing the hot water cylinder and doors to:

BEDROOM 1

14'11 x 10'8 (4.55m x 3.25m)



A well proportioned double bedroom having aspect to the front, coved ceiling, central heating radiator, UPVC double glazed window.

ENSUITE SHOWER ROOM

11'0 x 6'0 (3.35m x 1.83m)



Having double width shower enclosure with sliding glass screen and wall mounted shower mixer, close coupled wc, pedestal wash basin, central heating radiator and UPVC double glazed window.

BEDROOM 2

13'0 x 9'10 (3.96m x 3.00m)



A further double bedroom having aspect to the front, built in wardrobes with overhead storage cupboards, central heating radiator and UPVC double glazed window.

BEDROOM 3

11'8 x 9'10 (3.56m x 3.00m)



Again a double bedroom having built in wardrobes with overhead storage cupboard, central heating radiator and UPVC double glazed window.

BEDROOM 4

15'5 max x 10'7 max (4.70m max x 3.23m max)

A further double bedroom having aspect to the front, central heating radiator and UPVC double glazed window.

BATHROOM

9'10 x 6'7 (3.00m x 2.01m)



Having tongue and groove effect panelled bath with wall mounted electric shower and glass screen, close coupled wc, pedestal wash basin, central heating radiator, UPVC double glazed window.

EXTERIOR



The property occupies a prominent position on a deceptive corner plot set well back from the lane behind an open plan frontage with stone coping wall behind which is a small lawned area.

Double timber five bar gates lead into a large courtyard

area at the rear, enclosed in the main by brick walls and offering a generous level of off road parking and large double garage. There is a useful range of brick and pantiled outbuildings/stables providing excellent storage or workshop space.

DOUBLE GARAGE

19'9 x 16'7 (6.02m x 5.05m)

Having double width up and over door, power and light, access to loft space and courtesy door.

STABLES

39'5 x 14'7 (12.01m x 4.45m)



Offering a footprint of approximately 580 sq ft and currently comprising two stables and workshop area with three stable doors to the front and a further door to the rear. There is power, light and cold water.

OUTBUILDINGS



A further run of brick and pantiled outbuildings provides further useful spaces:

LOG STORE

7'5 x 6'9 (2.26m x 2.06m)

WORKSHOP SPACE

7'0 x 7'0 (2.13m x 2.13m)

STORAGE AREA

6'11 x 4'11 (2.11m x 1.50m)

Having window to the side.

FORMAL GARDEN



Accessed off the courtyard is a pathway leading to the enclosed formal garden area to the rear of the stable block, mainly laid to lawn with established borders, enclosed by post and rail and panelled fencing. A further field gate gives access into two grass paddocks:



PADDOCKS



Extending to approximately 2.1 acres.

Please note the vendor intends to place an uplift covenant on the paddocks with regards to any residential planning for additional dwellings, should this be achieved in the future. Further detail can be discussed prior to agreeing a sale.





IMPORTANT NOTICE

ENERGY PERFORMANCE CERTIFICATE: If you are intending to purchase the property as a “buy to let” investment, please be aware that proposed legislation changes set to come into force in 2025, requires a property to have an EPC rating of C or above.

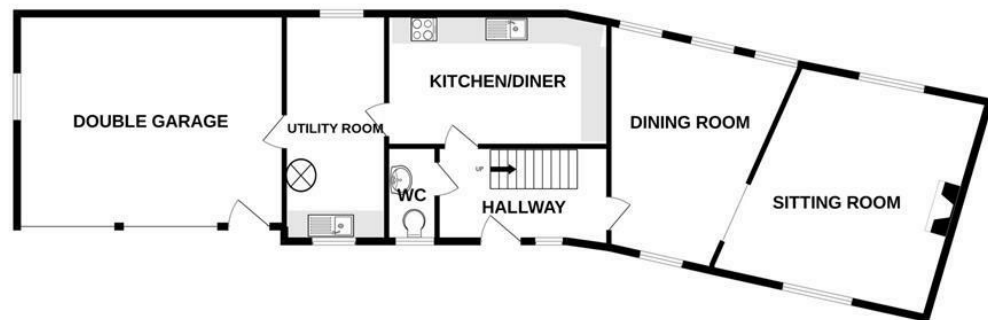
TENURE

The property is Freehold.

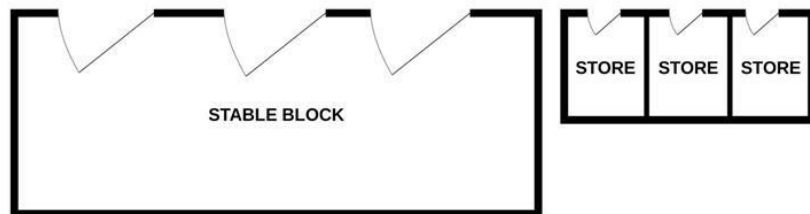
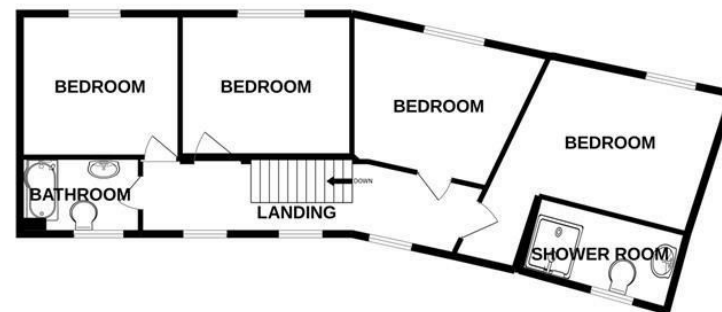
COUNCIL TAX BAND

Melton Borough Council - Tax Band G.

GROUND FLOOR

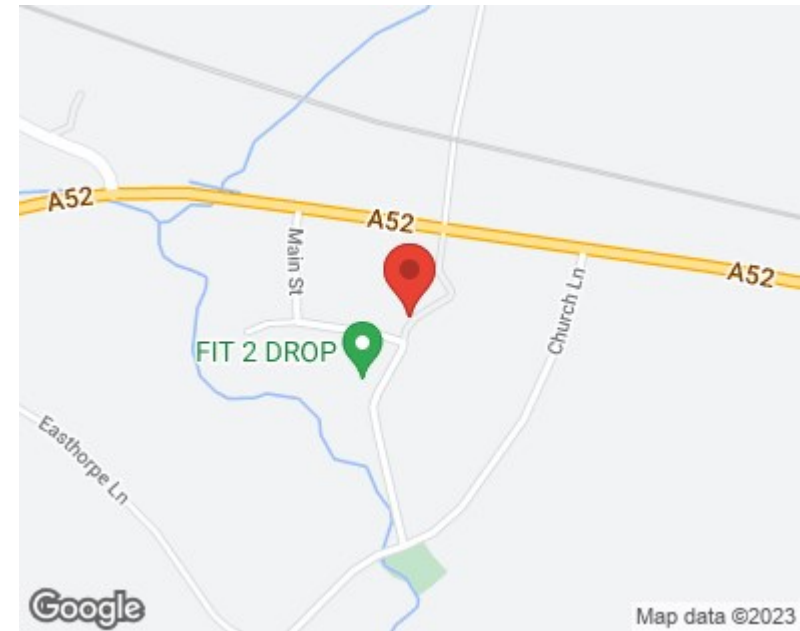
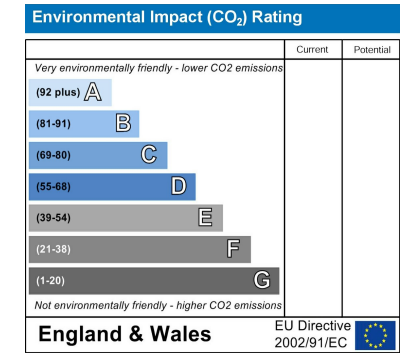
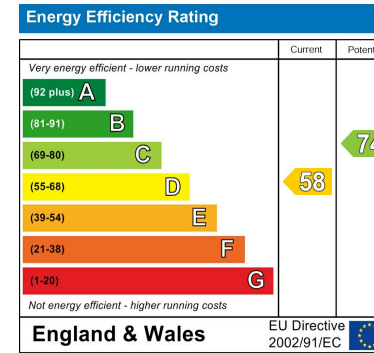


1ST FLOOR



VICTORIA HOUSE, SKERRY LANE, MUSTON NG13 0FJ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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