



8a City Road, Stathern, Leicestershire, LE14  
4HE

**£479,000**  
Tel: 01949 836678

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We have pleasure in offering to the market this stunning individual detached bungalow, originally constructed in the early 2000s but has recently seen a significant programme of improvements having been extended, reconfigured and tastefully modernised to a high standard, as well as benefitting from additional garden at the rear.

The property presents as an immaculate tastefully thought out dwelling with attractive brick elevations beneath a pantiled roof behind which lies versatile living to one floor.

The accommodation comprises initial L shaped entrance hall which leads through to a well proportioned sitting room with dual aspect including walk-in bay window to the front. This leads through into a stunning dual aspect dining kitchen with views down the driveway at the front and across to fields at the rear and the kitchen is fitted to a high specification with integrated appliances and an excellent level of storage.

There are three bedrooms, the master benefitting from an ensuite cloakroom, there is also a main contemporary shower room. The property benefits from double glazed windows, upgraded gas central heating boiler and neutral decoration throughout.

The property occupies a delightful established deceptive plot with open aspect across adjacent fields at the rear, set down a private driveway shared with only a handful of other individual dwellings. Located behind a picket fence lies a well stocked established front garden with block paved path leading to the front door and side gate. A gravel driveway provides off road parking for several vehicles and leads to the more recent addition of a timber clad double garage.

Overall viewing comes highly recommended to appreciate both the accommodation and also the quiet backwater location situated within walking distance of the heart of the village.

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.

AN OPEN FRONTED STORM PORCH WITH COMPOSITE WOODGRAIN EFFECT ENTRANCE DOOR GIVES ACCESS TO:

### ENTRANCE HALL

8'3 x 11'8 max (2.51m x 3.56m max)



A pleasant initial L shaped entrance having a good level of storage with built in cloaks cupboard, central heating radiator behind feature cover, coved ceiling, oak effect flooring, deep skirting and glazed door leading through into:

### SITTING ROOM

14'10 x 16'9 max into bay (4.52m x 5.11m max into bay)



A well proportioned light and airy space benefitting from a dual aspect including large walk-in double glazed bay window to the front, the focal point of the room is a feature fireplace with oak surround and mantle, marble hearth and back and electric stove, deep skirting, coved ceiling, continuation of the oak effect flooring and door leading through into:

### DINING KITCHEN

19'6 x 8'11 (5.94m x 2.72m)



A well proportioned light and airy space benefitting from a

dual aspect with double glazed window to the front and French doors at the rear leading out onto the garden with aspect onto adjacent fields.



The kitchen is appointed with a generous range of wall, base and drawer units, quartz granite preparation surfaces and splashbacks, under mounted Belfast style sink, Hotpoint induction hob with chimney hood over, integrated fan assisted oven with combination microwave above, integral dishwasher and washing machine, alcove housing American style fridge freezer with storage above, cupboard housing the boiler and providing a good level of storage.



The room is large enough to accommodate a dining or breakfast table with continuation of the oak effect flooring, inset downlighters to the ceiling, access to loft space, two contemporary column radiators, deep skirting.



## BEDROOM 1

13'11 x 9'9 (4.24m x 2.97m)



A double bedroom affording delightful aspect onto the garden with fields beyond, wood effect vinyl flooring, deep skirting, coved ceiling, double glazed window to the rear, contemporary column radiator and sliding door into:

## ENSUITE CLOAKROOM

4'0 x 3'9 (1.22m x 1.14m)



Having vanity unit housing wc with concealed cistern and inset wash basin, towel radiator and UPVC double glazed window.

## BEDROOM 2

14'11 max x 9'8 (4.55m max x 2.95m)



A further double bedroom having open aspect to the rear, useful alcove having full height free standing wardrobes, deep skirting, coved ceiling and central heating radiator.

## BEDROOM 3

10'0 x 9'1 (3.05m x 2.77m)



Currently utilised as a snug/office but is large enough to accommodate a double bed, having aspect to the front, deep skirting, central heating radiator, coved ceiling and UPVC double glazed window.

## SHOWER ROOM

10'4 x 5'7 (3.15m x 1.70m)



Appointed with a large quadrant shower enclosure with curved sliding double doors and wall mounted shower, vanity unit providing a good level of storage, marble surface with inset wash basin, wc with concealed cistern, contemporary towel radiator, inset downlighters to the ceiling and UPVC double glazed windows to the rear.

## EXTERIOR



The property occupies a delightful position tucked away in a quiet backwater off a private driveway shared with a handful of other dwellings. Set back from a gravelled lane

behind picket fencing with lawned frontage and well stocked borders. A gravel driveway provides off road car standing for several vehicles and leads to an attached:

## DOUBLE GARAGE

18'4 x 15'4 (5.59m x 4.67m)



Having electric sectional up and over door, pitched roof with storage in the eaves, power and light, courtesy door at the rear. The garage has been insulated and provides a useful garage or workshop space.

## REAR GARDEN



A timber gate gives access into the rear garden where there is an initial flagged terrace linking back into the dining area

of the kitchen, affording wonderful aspect across adjacent fields. The garden has been landscaped for low maintenance with small lawned area and gravelled area at the side with courtesy gate returning to the front of the property. There is an outside cold water tap, weather-proof power socket and exterior lighting.



This area of garden is separated from the main lawned garden by attractive brick wall with timber decked pergola which in turn leads down to a lawned garden enclosed by established hedging and contemporary fencing.



#### **COUNCIL TAX BAND**

Melton Borough Council - Tax Band D.

#### **IMPORTANT NOTICE**

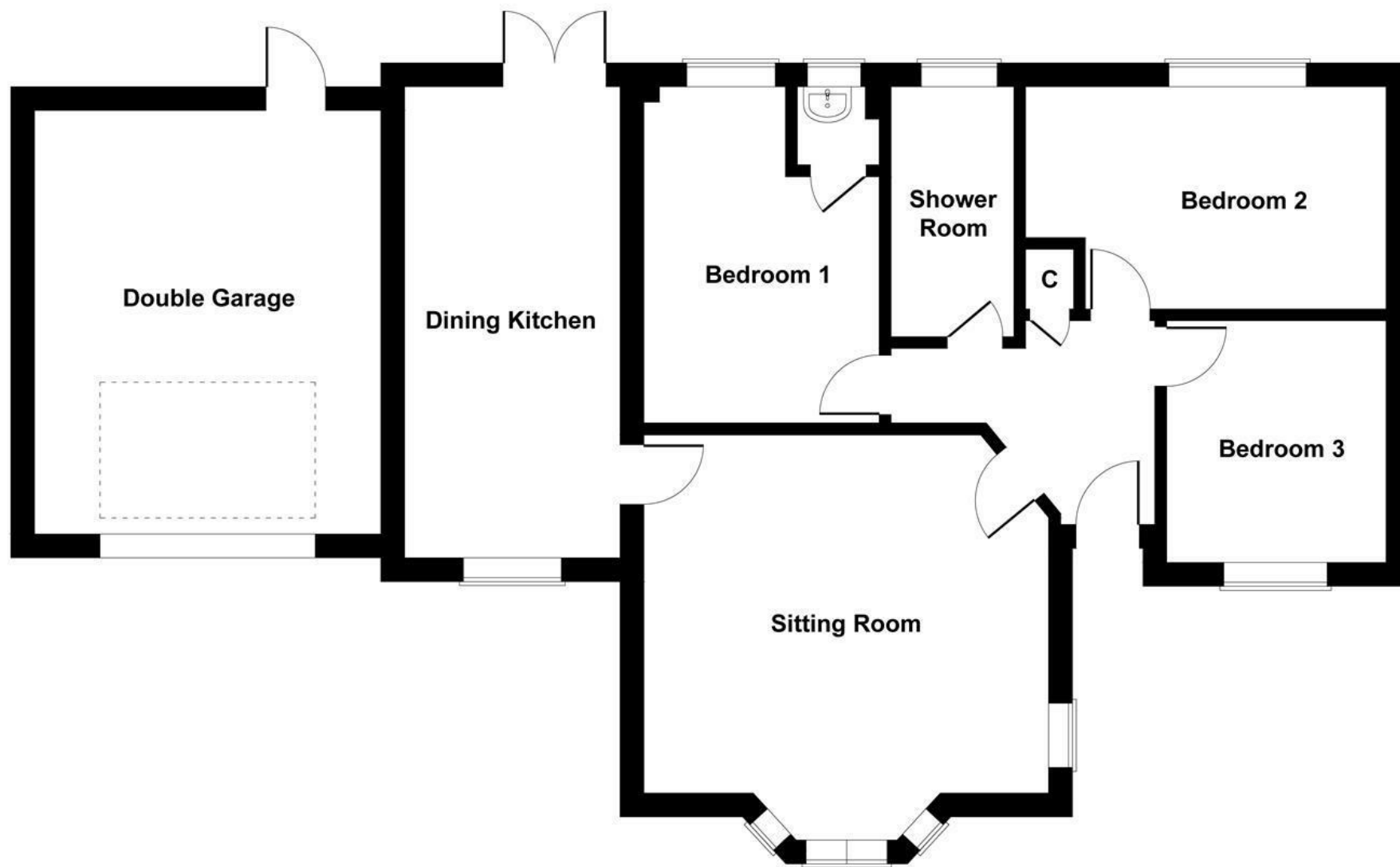
ENERGY PERFORMANCE CERTIFICATE: If you are intending to purchase the property as a "buy to let" investment, please be aware that proposed legislation changes set to come into force in 2025, requires a property to have an EPC rating of C or above.

#### **TENURE**

The property is Freehold.

#### **DIRECTIONS**

Approaching Stathern from Harby continue into the village on Harby Lane and take the first left turn onto City Road. Travel a short distance along here turning left onto a small lane that branches off, curving round to the right where there will be a sign denoting "The Nurseries" and proceed along this gravel driveway where the property can be found towards the end of the lane.



**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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*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.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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