

JAMES
SELLICKS



CROXTON VIEW

SALTBY, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES



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Croxton View

35 Main Street
Saltby
Leicestershire
LE14 4QW

A stunning, Grade II Listed former schoolhouse, dating back to 1871, situated on the edge of the village, providing stunning views over open countryside, on a delightful plot of approximately two acres including a one acre paddock with stabling, offices and outhouses.

Porch | entrance hall | sitting room | dining room/bedroom four | study | breakfast kitchen | utility room | rear porch | WC | dressing room | ground floor bathroom | first floor landing | three double bedrooms | two bathrooms | gravelled driveway | landscaped gardens to front, side and rear | outbuildings | EPC - E

LOCATION

The pretty village of Saltby is located approximately 28 miles north east of Leicester, just outside Melton Mowbray, well located with access to Grantham, Oakham, Leicester and Nottingham as well as being just six miles from the A1.

ACCOMMODATION

The property is entered via an eaves canopy and original gothic shaped internal door into a porch with quarry tiled flooring, a built-in meter cupboard and a part glazed internal hardwood door leading into an entrance hall with ceiling coving housing an understairs storage cupboard and the stairs to the first floor. The large, elegant sitting room has a Minster stone fireplace (not in use) exposed roof timbers and three original decorative windows to the front and side. The dining room/bedroom four has an original bay window to the front elevation. The breakfast kitchen enjoys a range of eye and base level units with oak preparation surfaces, tiled splashbacks, ceramic one and a quarter bowl sink with chrome mixer tap and waste disposal unit, integrated fridge and dishwasher, Neff fan assisted double oven with grill, De Dietrich induction hob, quarry tiled floor, glazed door to the side elevation and window to the rear affording paddock views.

A utility room houses the Worcester wall mounted boiler and provides a further range of eye and base level units, a stainless steel sink and plumbing or an automatic washing machine. A glazed porch with door to the rear gives access to a cloakroom providing a two piece suite comprising a corner wash hand basin and inset WC. The study enjoys fitted cupboards and desk unit, windows to the rear. A dressing room provides a range of built-in cupboards and a window to the front. The ground floor bathroom has a bath, bidet, low flush WC, shower enclosure and wash hand basin, windows to the side and rear.

The first floor landing has exposed roof timbers and double glazed windows to the rear. Bedrooms one and two each have exposed roof timbers and a window to the front with a window seat beneath. The family bathroom has a panelled bath with shower attachment over, trough sink, bidet, low flush WC, chrome heated towel rail and exposed roof timbers. Bedroom three has exposed roof timbers and a double glazed Velux window to the side. A further shower room has a pedestal wash hand basin, low flush WC and shower cubicle, oak flooring, airing cupboard and double glazed Velux window to side.

OUTSIDE

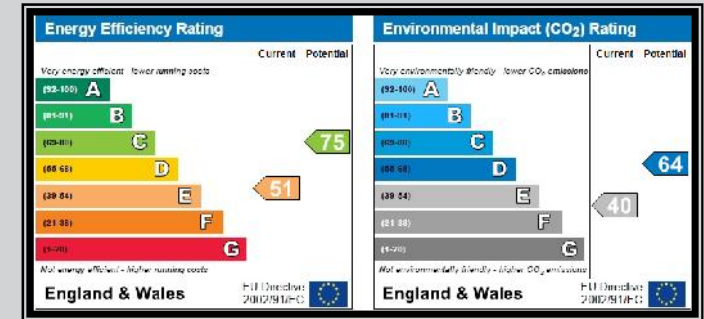
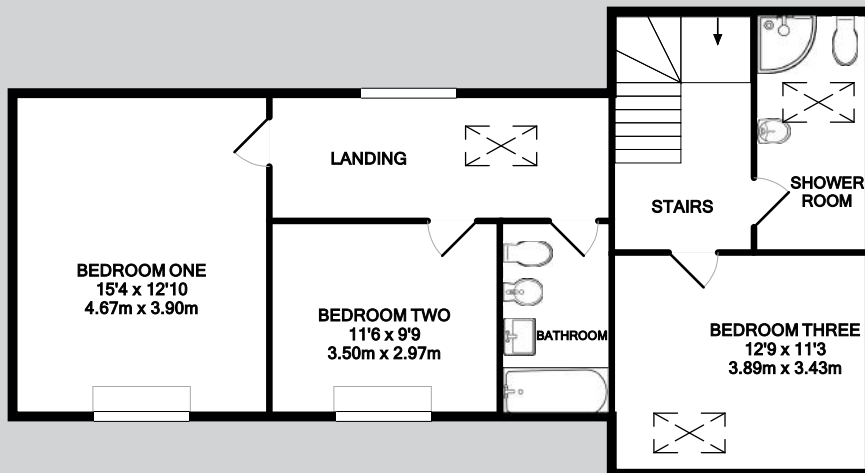
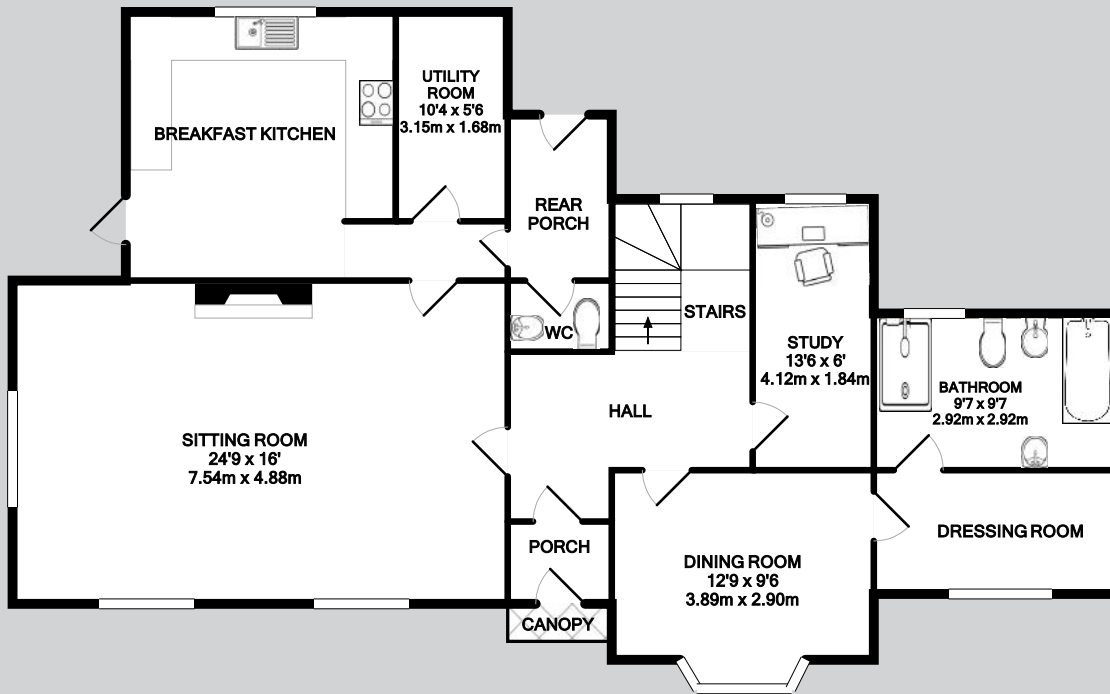
The property offers substantial grounds and a paddock totalling approximately two acres, a large gravelled side driveway and mature planted lawned gardens to the front, side and rear elevations with outbuildings including workshops, tack room / office, stabling and two timber looseboxes leading to the paddock (approximately one acre). There is current planning permission for the construction of an additional detached bungalow.

DIRECTIONAL NOTE

Saltby is best approached via the A46, exiting at the Sixhills junction and following the signs for Ab Kettleby. Cross the A606 and continue towards Eastwell turning eventually right onto the Waltham Road and right onto the A607 towards Croxton Kerrial. Upon entering the village take a right hand turn onto Saltby Road, bearing right onto Main Street where the property can be located on the right hand side, opposite the Church of St. Peters.







Croxton View, 35 Main Street, Saltby, Leicestershire LE14 4QW
 Total Approximate Gross Internal Floor Area = 2551 SQ FT / 237 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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