

4 bed house (unspecified) to buy in LE14

Church Lane, Stathern, Melton Mowbray, Leicestershire, LE14 4HB

£380,000 Starting Bid

x 4 x 2 x 4

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Period Four Bedroom Cottage
- Four Reception Rooms
- En-Suite & Walk In Wardrobe
- EPC Rating C

Key Information

- Council Tax: Band E
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

We are delighted to offer this charming and deceptively spacious period cottage, thoughtfully extended to blend original character with modern comforts. Set over two floors, the home features four versatile reception areas and a stunning light-filled dining kitchen with skylights, dual-aspect windows, and a central island—perfect for everyday living. The ground floor also includes a downstairs WC/cloakroom and a staircase leading to four double bedrooms. The generous master suite boasts a walk-in wardrobe and ensuite, the other three double rooms are complemented by a separate family bathroom. The rear garden is landscaped with lawn and patio area, seamlessly connecting to the living room via bifold doors. The front offers off street parking. Located in a desirable Vale of Belvoir village near the church and within walking distance of the village centre, this unique home suits families, professionals, or downsizers alike.

Rooms

Entrance Hallway

With uPVC double glazed window to the front aspect, wooden effect flooring, stairs rising to the first floor, radiator and ceiling light pendant. Access to:

WC/Cloakroom

Fitted with a two piece white suite comprising low level WC and vanity wash hand basin with mixer tap, uPVC window to the front aspect, wooden effect flooring, part tiling to the walls and space for coats and boots.

Snug

Having French doors leading to the living room, wooden effect flooring, radiator, exposed beam, inset solid fuel stove with fireplace surrounding, wall light points and open plan to the dining room.

Dining Room

A light filled dining room with uPVC double glazed windows to the side aspect, wooden effect flooring, two radiators, exposed beam, wall light pendant and being open plan to the family room.

Family Room

Having two uPVC double glazed windows to the side and rear aspects, wooden effect flooring, radiator and ceiling spotlights. Double doors to the living room.

Living Room

With bi-folding doors leading out to the rear garden, wooden effect flooring, radiator and ceiling spotlights.

Dining Kitchen

Fitted with a range of matching wall and base units, integrated fridge/freezer, integrated washer/dryer, space for oven and hob, plumbing and appliance space for dishwasher and a further central island unit provides additional storage and breakfast bar. There is a built-in seating area, tiling to the floors, tiled splashbacks, inset stainless steel sink and drainer with mixer tap over, pendant lighting, spotlighting and side door leading out to the driveway, uPVC double glazed window to the side aspect and Velux windows.

Landing

With uPVC double glazed window to the front aspect, radiator, ceiling light pendants and doors to:

Bedroom One

Having a uPVC double glazed window to the rear aspect, Velux window, radiator, spotlights and access to the walk-in wardrobe and en-suite.

Walk-In Wardrobe

With shelving, hanging facility and spotlights.

En-Suite

Fitted with a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap and corner shower cubicle with tiling to the walls and floor, Velux window, chrome heated towel rail and ceiling light point.

Bedroom Two

A second double bedroom with uPVC double glazed window to the front and side aspects, radiator and ceiling light pendant.

Bedroom Three

With a uPVC double glazed window to the rear aspect, radiator and spotlights.

Bedroom Four

With a uPVC double glazed window to the side aspect, shelved alcove, radiator and ceiling light pendant.

Bathroom

Fitted with a four piece white suite comprising a low level WC, vanity wash hand basin with mixer tap over, corner spa bath with taps and handheld shower and a corner shower unit with sliding doors and rainfall showerhead. There is a uPVC double glazed obscure window and tiling to the walls.

Outside

The property enjoys a quiet position on a charming corner plot, tucked away along an established lane. Access is via a shared private driveway leading to a block-paved parking area and a front terrace with steps to the main entrance. To the rear, a beautifully enclosed garden features a central lawn, paved seating areas, well-stocked borders with mature trees and shrubs, brick wall and fence boundaries, and a useful timber shed.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £380,000

Property Type: House (unspecified)

Parking: Driveway

Year built: 1750

Construction materials: Brick and block, Stone built

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

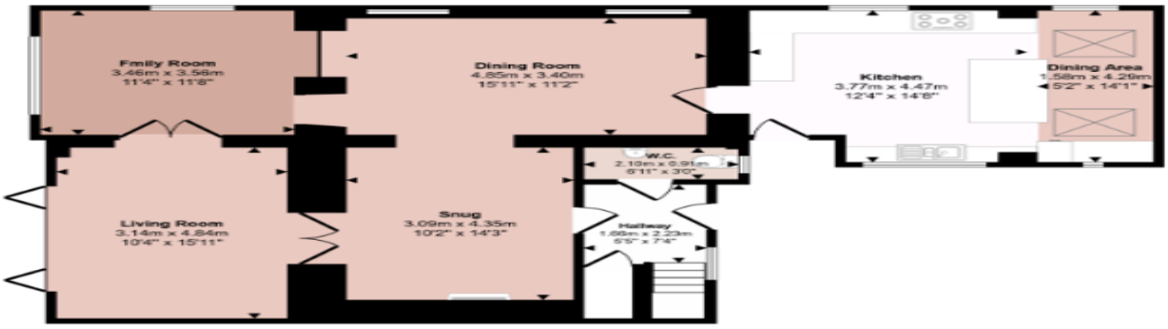
Sewerage: Standard UK domestic

Air conditioning: No

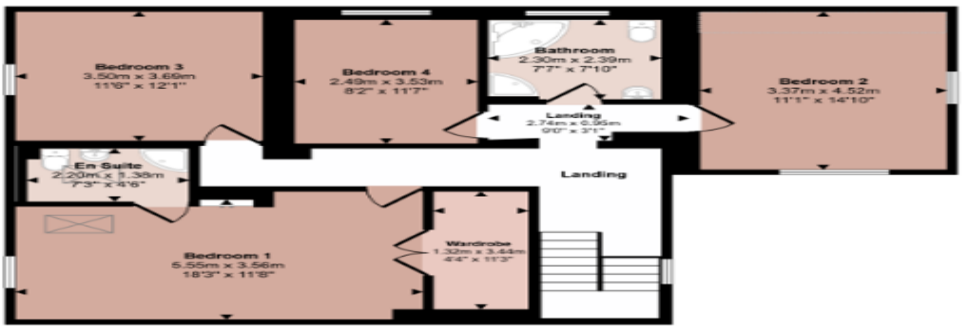
Broadband: Cable

Mobile signal coverage: Good

Approx Gross Internal Area
199 sq m / 2146 sq ft



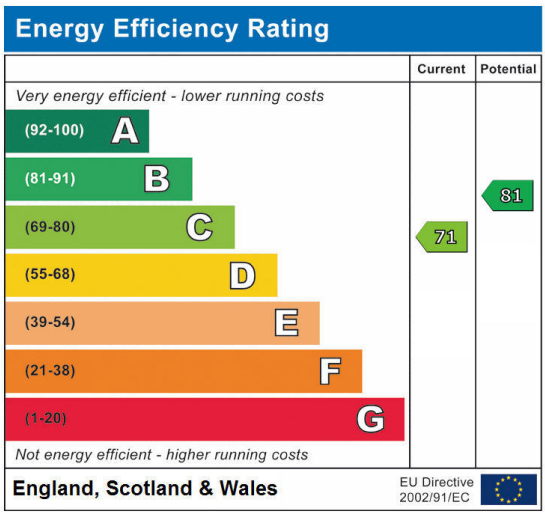
Ground Floor
Approx 103 sq m / 1108 sq ft



First Floor
Approx 96 sq m / 1038 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Church Lane, Stathern, Melton Mowbray, Leicestershire, LE14 4HB

Contact your local branch today for more information on this property:

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