



SPROXTON

THE STABLES, 22 COSTON ROAD, LE14 4QB

Offers around:
£145,000
NO CHAIN

An attractive stone built stable/barn conversion situated within this unspoilt rural village. LPG gas central heating, sealed unit double glazing, lounge, conservatory, inner hall, kitchen, double bedroom and bathroom. Gated driveway/off road parking, private rear garden.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Unspoilt village location

ACCOMMODATION

LOUNGE with window to front and entrance door to side, beams, 2 radiators, patio door to:-

CONSERVATORY of UPVC construction, patio doors to garden, brick base.

KITCHEN with windows to front & rear, range of base and wall units, work tops, textured sink top, electric cooker, radiator, wall mounted central heating boiler.

BATHROOM with window to rear, white suite comprising w.c., wash basin set into vanity unit and three quarter bath, tiled splashbacks, radiator.

BEDROOM with 2 windows to rear, radiator, 2 fitted wardrobes and cupboards.

OUTSIDE Gated driveway to off road parking. Private rear garden with patio area, raised beds and timber garden shed.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, water and drainage.

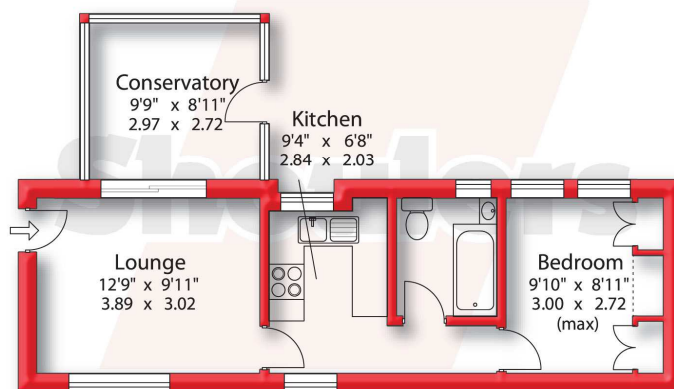
COUNCIL TAX: Melton Borough Council (01664) 502502.

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

DIRECTIONS: Leave Melton Mowbray via Thorpe Road (A607) and upon reaching Waltham on the Wolds turn right into High Street and continue out of the village towards Stonesby. After passing through Stonesby continue onto Sproxton and at the T junction turn right and bear right into Coston Road and the property will be found on the right hand side.



22 Coston Road.
Approx Gross Floor Area = 451 Sq. Feet
= 41.80 Sq. Metres



Wilton Lodge, Wilton Road,
Melton Mowbray, Leicestershire LE13 0UJ

Tel: 01664 410166

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EPC: This property has an Energy Performance Rating. A copy is available upon request.