



HOLWELL

LADYBIRD COTTAGE, 9 MAIN STREET, LE14 4SZ

Guide price:

£250,000

A most delightful stone & brick built cottage with a pantiled roof, fitted and presented to a very high standard throughout, having upvc double glazed windows, new GAS CENTRAL HEATING with HIVE controller, many character features including arched doors, beamed ceilings and exposed stonework etc., Entrance Porch, Hall, Cloakroom/w.c., Lounge, superb Fitted Breakfast Kitchen with integrated Neff and Bosch appliances, two Bedrooms and Bathroom with separate shower cubicle. Gardens to the front, stone built large garage and separate stable block comprising a large garage, stable, tack room/store and garden room.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Pretty village location



This delightful and extremely well presented semi-detached cottage is situated just off the Main Street within the centre of this pretty rural village. Holwell is located only a short distance to the north of Melton Mowbray between the villages of Ab Kettleby and Scalford. Most properties within the village are built of local ironstone and are set along the Main Street and Church Lane. The village is set amongst beautiful rolling countryside and is ideally located for those commuting to Melton, Nottingham and Leicester. The cottage has been fitted and presented to a very high standard throughout utilising high quality materials and fittings. There are many character features such as beamed ceilings, exposed stonework and solid timber doors with arched doors to the Ground Floor. The property has new gas fired central heating with Hive controller and upvc double glazed windows. It includes a stone Entrance Porch, Entrance Hall, Cloakroom/w.c., Lounge, superb Fitted Breakfast Kitchen with integrated Neff and Bosch appliances, First Floor Landing, a good sized Master Bedroom with door leading to a well fitted Bathroom having a separate shower cubicle and there is then a Second Bedroom off the Landing. Outside offers gardens to the front, a shared driveway with ample parking, a large stone built garage and a separate stable block comprising a further large garage, stable, tack room/store and garden room beyond which is a further garden.

Viewing highly recommended

ACCOMMODATION

STONE BUILT ENTRANCE PORCH and front door with glazed panel leading to:-

ENTRANCE HALL having beams, exposed stone wall, radiator and cupboard built into the wall.

CLOAKROOM/W.C. having window to the side, white suite comprising w.c. and corner wash basin, radiator and storage area for coats.

LOUNGE having two windows to the front, radiator, brick built fireplace and chimney, log burning stove, beamed ceiling and staircase leading to the First Floor, quarry tiled floor. Door to:-

SUPERB KITCHEN having window to the front, an extensive range of fitted base and wall units, work surfaces, stainless steel sink top, chimney breast with inset Neff ceramic hob with Franke cooker hood above which extracts via the chimney, Neff built-under electric oven, Neff microwave oven, integrated Bosch dishwasher and fridge and beamed ceiling, quarry tiled floor.

FIRST FLOOR LANDING having window to the rear.

BEDROOM ONE having window to the front and radiator. Door leading to:-

BATHROOM having windows to the front and side, white suite comprising w.c., wash basin with vanity unit, bath and separate shower cubicle, ceramic wall tiling, pine panelled vaulted ceiling, inset spotlights, fitted cupboards, radiator and heated towel rail, fitted mirror and lighting, built-in airing cupboard and a further built-in boiler cupboard housing a Worcester Combi boiler.

BEDROOM TWO having window to the front and radiator.

OUTSIDE: There is a shared access driveway, an enclosed courtyard patio garden to the front, gate to bin storage area and lean-to store. Front garden areas including rockery, lawn etc. Immediately to the front of the property is a **LARGE STONE BUILT GARAGE** with an electric up-and-over door, window to the side, utility area with plumbing for washing machine and space for a dryer and further appliances.

To the other side of the driveway is a further block of outbuildings including a **LARGE GARAGE** with electric doors, **STABLE, TACK ROOM/STORE** and **GARDEN ROOM** with a Pilkington K self-cleaning glass roof and tiled floor with electric underfloor heating.



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 gas 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 Nottingham Road and upon reaching Ab Kettleby take the right hand turning into Clawson Lane. Take the very next right into Nursery Lane continuing through to the T-junction turning right into the village. After a short distance the driveway will be seen on the left hand side and the property will be found second on the right.

Character features

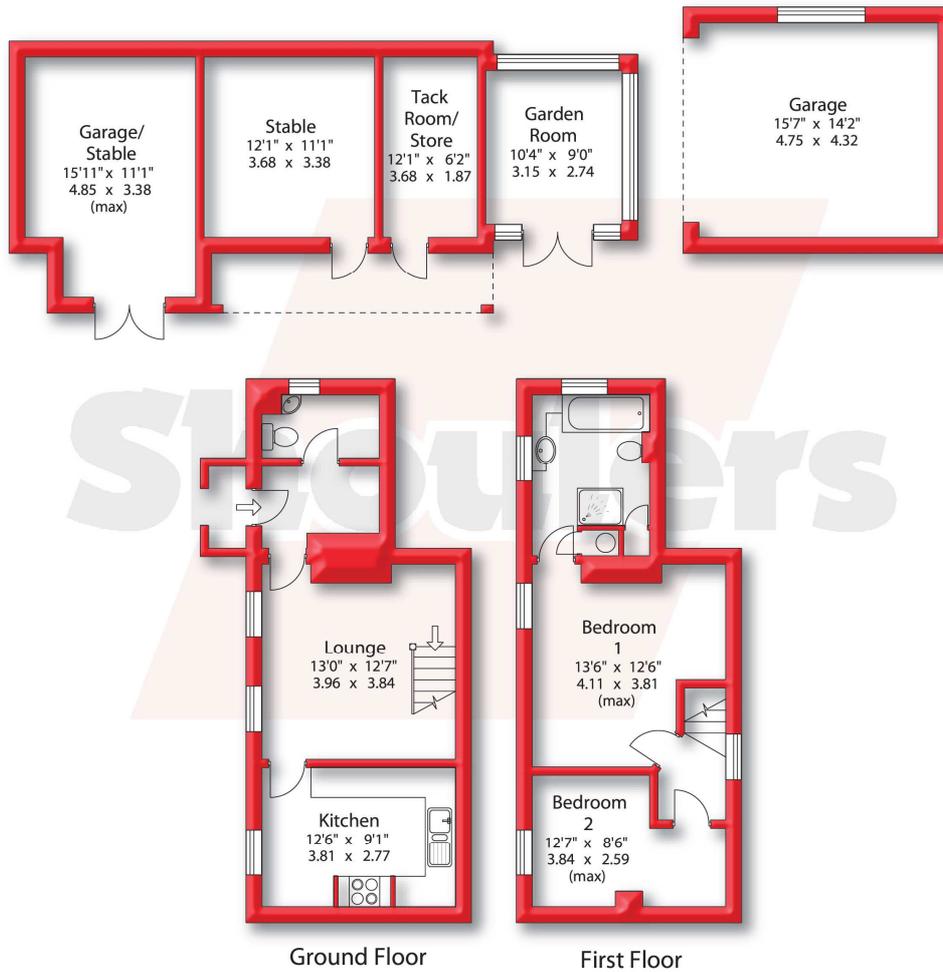


Superb fitted kitchen



FLOOR PLAN

Ladybird Cottage
9 Main Street.
Approx Gross Floor Area = 773 Sq. Feet
= 71.65 Sq. Metres



For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com

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

Energy Efficiency Rating

