



Waltham Road, Stonesby
£285,000





This delightful two-bedroom semi-detached home is located on the outskirts of the picturesque Melton village of Stonesby. It sits on a generous plot and is surrounded by breathtaking field views. Within the grounds are three outbuildings with an armoured cable and potential to connect power. Neutral décor throughout and an impeccably high finish throughout makes this a truly turn key property. Enter in through an open plan utility from which all downstairs accommodation is accessed. The kitchen is finished to a high specification with Beko electric hob and oven; well-equipped with cupboards and storage and a handy breakfast bar/island forming an excellent gathering point. There is a conservatory offering fantastic views of the surrounding fields and a door out onto the private south-easterly facing garden. The living room is neutrally decorated with two windows offering views of fields to the front of the property.

Upstairs, there are two double bedrooms both offering great field views, a family bathroom with elegant free-standing bath, positioned excellently for views of surrounding countryside. There is also a good-sized separate shower cubicle, W/C and pedestal sink. Externally, the property benefits from parking for at least three vehicles on graveled driveway. The garden is generous and enjoys open views and a south-easterly facing aspect, offering fantastic grounds for entertainment and recreation, benefitting from two patio areas.

An opportunity not to be missed for those looking for a truly rural offering!





Tenure: Freehold

Mains water and electric connected. Propane Gas heating.

Council Tax Band: C (Melton Burrough Council)

EPC Rating: E

DIMENSIONS LIVING ROOM – 3.31m x 3.32m (10'10" x 10'11")

UTILITY – 2.90m x 2.37m (9'6" x 7'9")

KITCHEN/DINER – 3.61m x 2.94m (11'10" x 9'8")

CONSERVATORY – 3.61m x 2.76m (11'10" x 9'1")

WC

BEDROOM 1 – 3.33m x 3.65m (10'11" x 12')

BEDROOM 2 – 3.39m x 2.99m (11'1" x 9'10")

BATHROOM – 3.33m x 2.76m (10'11" x 9'1")

STORE ROOM – 1.92m x 2.07m (6'4" x 6'10")





Waltham Road, Stonesby



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Rural living with views to all aspects! A truly rural offering, with generous internal proportions and a rear garden to impress - this two bedroomed semi-detached home is sure to impress.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements