



Waltham Road, Thorpe Arnold
£650,000





We are delighted to present this charming and character-filled four-bedroom detached home, set on an impressive plot of approximately a quarter of an acre. Boasting multiple outbuildings, generous living spaces, and stunning original features, this property is a true gem offering both style and substance.

Located on the edge of Thorpe Arnold, this home is brimming with charm, with original exposed stonework and beams lending a warm, rustic character throughout. Tastefully finished in neutral tones and presented to a high standard, it offers the perfect canvas for new owners to make it their own.

Upon entering, you are welcomed into a spacious and inviting entrance hall with a tiled floor and access to all ground floor accommodation. To the right, a well-appointed utility room with dual-aspect windows provides a practical and convenient space, while an adjacent WC adds further functionality.

The heart of the home is the beautifully styled kitchen, complete with a fitted gas AGA, tiled flooring, and a combination of wall and base units that create an appealing farmhouse aesthetic. Across the hall, the sitting room is bathed in natural light thanks to large French doors that open directly onto the garden, yet retains a cosy, intimate feel with the addition of a wood-burning stove.

The lounge/diner offers a wonderfully versatile space, perfect for entertaining or relaxing with





family. Featuring dual-aspect windows, exposed stonework, original beams, and a second wood-burning stove, this room strikes a perfect balance between comfort and character.

On the first floor, you'll find three generously sized bedrooms, all served by a spacious and well-appointed family bathroom featuring a full-sized bathtub, walk-in shower, and twin basins. The second floor hosts an additional double bedroom, kept bright and airy by two skylights and a window. This room also benefits from a modern en-suite shower room, making it an ideal guest suite or private retreat.

Externally, the property offers excellent potential, with a large workshop (double bricked with potential to convert to an additional dwelling subject to planning permission), an attached store room, and another large double garage/workshop, perfect for hobbyists, home businesses, or additional storage. The surrounding gardens and outdoor space enjoy open countryside views while maintaining easy access to the nearby market towns of Melton Mowbray and Grantham.

This is a rare opportunity to own a beautifully presented home with character, space, and exceptional potential. Early viewing is highly recommended.

Tenure: Freehold

Mains Water and Electric, Oil Fired Central Heating

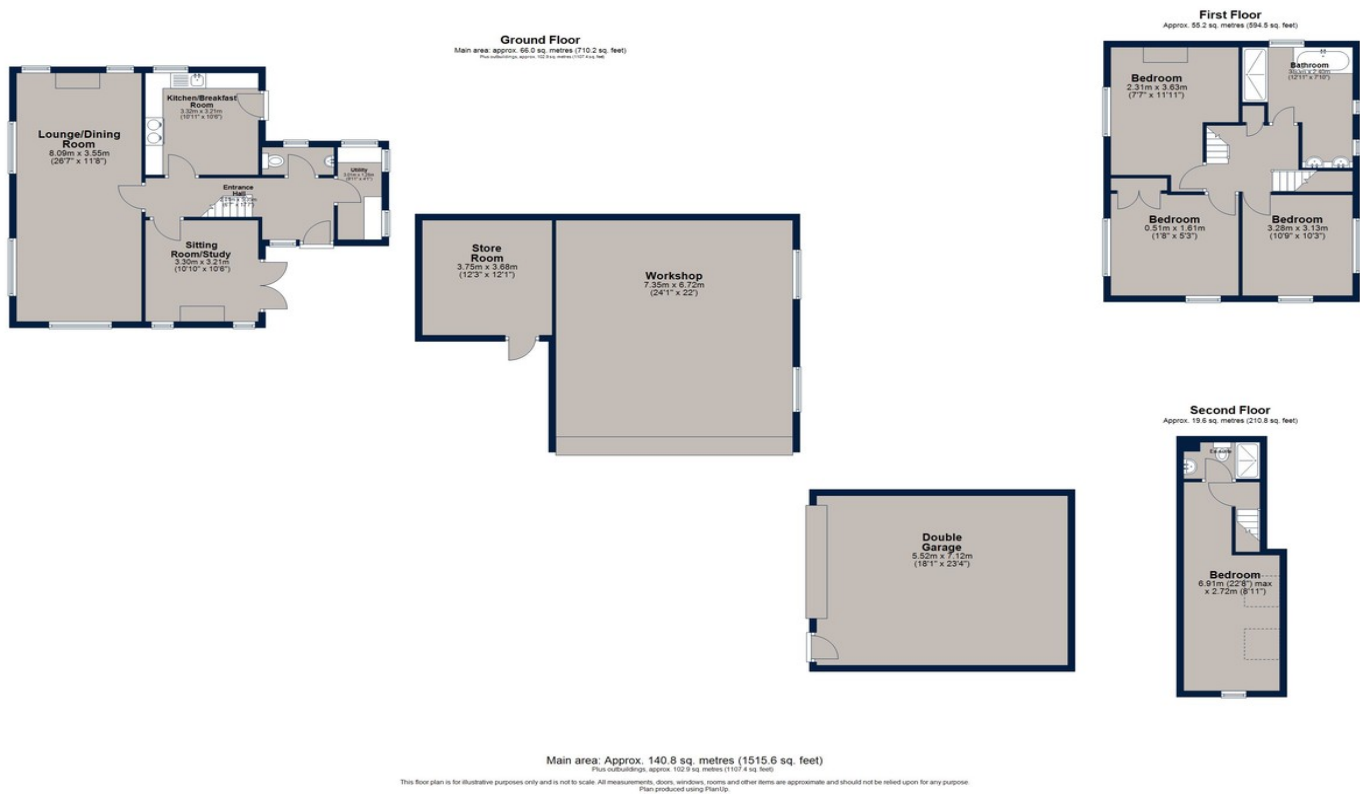
Council Tax Band: E

EPC Rating: E





Waltham Road, Melton Mowbray



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the surrounding centres of Leicester, Nottingham, Loughborough, Grantham, Oakham & Stamford. Superb private schooling is available at nearby Oakham in addition to the Loughborough Endowed Schools, Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stamford railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

