



8B City Road, Stathern, Leicestershire, LE14
4HE

Chain Free £1,100,000

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Impressive Detached Family Home
- 4 Double Bedrooms
- 3 Main Receptions
- Completed Around 2019
- Ample Parking & Double Garage
- Generous Accommodation Over 3 Floors
- 4 Ensuites
- Impressive Kitchen
- Plot In The Region Of 1/3 Acre
- Viewing Highly Recommended

We have great pleasure in offering to the market this stunning, individual, detached family orientated home commissioned by the current vendors to a well thought out design that combines the benefits and efficiency of modern construction with the aesthetics expected in a more traditional home. This thought and attention to detail has created a unique property that, from a distance, appears to be a conversion of a more period building with attractive brick and stone elevations beneath a pantiled roof, a beautiful oak porch, double glazed casement windows, cottage style fittings and the use of many natural materials. Much of the ground floor provides attractive flagstone flooring as well as oak cottage latch doors, deep skirtings and architraves and tasteful decoration throughout.

Internally the property boasts a considerable level of accommodation spanning three floors and approaching 3,500 sqf.ft.; there are four impressive double bedrooms offering far reaching views, all with ensuite facilities, and including a stunning principal suite situated in the eaves and spanning the full width of the property with amazing panoramic views.

Every room offers its own individuality and the property is beautifully appointed throughout offering a light and airy feel. There are three main reception areas including an attractive sitting room with feature fireplace and windows to three elevations, a formal dining space linking through into a stunning kitchen with superb views to the side and an oak framed garden room at the rear overlooking the rear garden and linking out onto a rear terrace. In addition there is a well proportioned utility/boot room with ground floor cloak room off.

As well as the internal accommodation the property occupies a secluded plot tucked away in a quiet backwater accessed by an initial shared lane leading to the private corner plot with field gate access onto a substantial driveway. The driveway provides ample off road parking and in turn leads to the attached double garage. The rear garden offers an excellent degree of privacy with a westerly aspect, looking across to fields at the side and rear. An initial flagged terrace with attractive stone retaining wall leads up onto a mainly lawned garden encompassing an impressive purpose built pool house/gym with useful storage cabin to the rear. In total the plot lies in the region of 0.34 of an acre.

Overall viewing is the only way to truly appreciate this individual home set within this highly regarded Vale of Belvoir village.

STATHERN

Stathern is a thriving village community with local facilities including a highly regarded

primary school, local shop, garage, village hall and public house. Further facilities can be found in the nearby market towns of Melton Mowbray, Bingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. The village is also convenient for the A52 and A46 to Nottingham and Leicester with links to the A1 and M1.

AN ATTRACTIVE OAK FRAMED PORCH LEADS TO A BEAUTIFUL TRADITIONAL STYLE DOULBE GLAZED ENTRANCE DOOR WHICH IN TURN LEADS INTO:

MAIN ENTRANCE HALL

15'9" x 11'9" into stairwell (4.80m x 3.58m into stairwell)

A beautiful initial entrance to the property having spindle balustrade staircase rising to an impressive galleried landing above flooding this area with light and creating a wonderful first impression; attractive flagstone flooring, useful under stairs alcoves and further oak cottage latch doors leading to:

SITTING ROOM

24' x 13'6" (7.32m x 4.11m)

A well proportioned light and airy space benefitting from windows to three elevations including French doors into the rear garden; the focal point to the room is a chimney breast with raised flagstone hearth, stone back, inset solid fuel stove and oak mantel over.

OPEN PLAN LIVING/DINING KITCHEN

24'3" (excluding garden room) x 14' (7.39m (excluding garden room) x 4.27m)

A superb well proportioned space which links through into a dining area and an oak framed garden room at the rear which combined creates a fantastic everyday living/entertaining space that is flooded with light. The kitchen is fitted with a generous range of Shaker style units finished in heritage style colours and complementing central island unit with both marble and oak preparation surfaces providing a fantastic working area as well as integral breakfast bar for informal dining; integrated appliances include free standing Rangemaster gas and electric range, wine cooler, dishwasher and butler's pantry/dresser unit; space for American style fridge freezer and continuation of flagstone flooring.

GARDEN ROOM

11' x 12'2" (3.35m x 3.71m)

An attractive reception space having full height pitched ceiling and oak framed windows to three elevations overlooking the garden and fields to the side. This area provides a further sitting or dining room; having continuation of the flagstone flooring and French doors onto the rear terrace.

Also leading off the kitchen is a:

DINING AREA

15'4" x 12' (4.67m x 3.66m)

Proving a versatile reception space ideal as formal dining having French doors into the rear garden and a further oak door returning to the main entrance hall.

Returning to the kitchen a further door leads through into:

L SHAPED UTILITY ROOM

14'10" max x 11' max (4.52m max x 3.35m max)

Tastefully appointed with a range of fitted base units finished in heritage style colours with L shaped work surface over, inset sink and drain unit, 3/4 high larder unit providing a good level of storage, plumbing for washing machine, space for tumble dryer, continuation of the flagstone flooring, window to the front and exterior stable door into the garden.

Further cottage latch doors leads through into:

GROUND FLOOR CLOAK ROOM

6' x 4'2" (1.83m x 1.27m)

Having a two piece traditional style suite comprising close coupled WC and vanity unit with inset washbasin and chrome mixer tap; continuation of the flagstone flooring and window to the side.

GARAGE

19'8" x 19'6" (5.99m x 5.94m)

A well proportioned double garage having twin ledge and brace effect traditional style doors one of which opens conventionally while the other has an electric up and over mechanism; also housing the Vaillant gas central heating boiler; having power and light and courtesy door to the side.

RETURNING TO THE MAIN ENTRANCE HALL IMPRESSIVE OAK SPLIT LEVEL DUAL STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING

Having built in airing cupboard housing the pressurised hot water system, a window to the front and oak cottage latch doors leading to:

BEDROOM 2

24' x 14' (7.32m x 4.27m)

Comprising a generous double bedroom with ensuite facilities and a dual aspect aspect; having windows to the front and rear with fantastic panoramic views across the property's own garden and fields beyond and a further door leading through into:

ENSUITE BATH/SHOWER ROOM

11'11" x 7'6" (3.63m x 2.29m)

Beautifully appointed having a contemporary four piece suite with a traditional slant comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, double ended free standing bath with chrome mixer tap and integral shower handset, close coupled WC set in a vanity surround and further vanity unit with inset washbasin with chrome mixer tap; marble effect tiled splash backs, contemporary towel radiator and window with far reaching views to the rear.

BEDROOM 3

21'5" x 14'2" (6.53m x 4.32m)

A further well proportioned light and airy double bedroom also benefitting from ensuite facilities; having a dual aspect with panoramic views to the side and rear.

A further door leads through into:

ENSUITE BATH/SHOWER ROOM

11'11" x 7'7" (3.63m x 2.31m)

Beautifully appointed having a contemporary four piece suite comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, double ended free standing bath with chrome mixer tap and integral shower handset, close coupled WC set in a vanity surround and further vanity unit with inset washbasin with chrome mixer tap; contemporary towel radiator and window with far reaching views to the rear.

BEDROOM 4

24'9" x 14'9" (17'3" into eaves max) (7.54m x 4.50m (5.26m into eaves max))

A fantastic well proportioned space that can be utilised for a variety of purposes; currently utilised as a first floor reception or office/games room and benefitting from ensuite facilities to alternatively become a further well proportioned double bedroom suite; having pitched ceiling with two large inset skylights, access to under eaves and a further door leading to:

ENSUITE SHOWER ROOM

12'5" x 6'7" (3.78m x 2.01m)

Beautifully appointed with a three piece suite comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit providing a good level of storage, close coupled WC with concealed cistern and vanity surface over with inset washbasin with chrome mixer tap; contemporary towel radiator and part pitched ceiling with inset skylight.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER COTTAGE LATCH DOOR LEADS INTO A STAIRWELL AND A STAIRCASE WHICH RISES TO THE SECOND FLOOR AND, IN TURN, INTO THE:

PRINCIPAL BEDROOM SUITE

A stunning principal suite of generous proportions approaching 600 sq.ft. of floor area; with its elevated position in the house it commands impressive far reaching panoramic views to the rear.

PRINCIPAL BEDROOM

32' (excluding wardrobes) x 13'10" to eaves (9.75m (excluding wardrobes) x 4.22m to eaves) Having an excellent level of integrated storage with built in wardrobes and low level drawer units; access to under eaves and part pitched ceiling with two dormer windows to the rear.

A further cottage latch door leads through into:

ENSUITE BATH/SHOWER ROOM

12'9" (15'2" max into dormer) x 9'6" (3.89m (4.62m max into dormer) x 2.90m)

Beautifully appointed having a contemporary four piece suite with a traditional slant comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, double ended free standing bath with wall mounted mixer tap and alcove above, close coupled WC, traditional style vanity with vanity surface over and moulded washbasin with chrome mixer tap; contemporary towel radiator and part pitched ceiling with dormer window to the rear.

EXTERIOR

The property occupies a generous, established and private plot which exceeds 1/3 of an acre, secluded from the road and accessed off an initial private gravelled driveway shared with a handful of other dwellings and which, in turn, leads to a generous private driveway for the property accessed by double timber field gates onto a substantial gravelled area and, in turn, a double garage. To the fore of the property is an attractive flagstone area beneath an oak framed porch with borders with inset shrubs. To the rear of the property is a well proportioned, landscaped, garden with an initial paved terrace with attractive stone retaining wall behind which lies well stocked borders with a range of shrubs. The remainder of the garden is laid to lawn and is enclosed by mature hedging and post and rail fencing with wonderful aspects to both the side and rear. Located within the garden is an impressive pool house. To the rear of the pool house is a further useful storage/workshop space.

POOL HOUSE

26' x 11' (7.92m x 3.35m)

Having two runs of bifold door and encompassing a tidal pool and gym area; decked seating surround and raised borders. Within the decking is an outdoor shower.

STORAGE/WORKSHOP SPACE

15' x 11' approx (4.57m x 3.35m approx)

COUNCIL TAX BAND

Melton Borough Council - Band G

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, water and drainage (information taken from Energy performance certificate and/or vendor).

The property is located within the village conservation area.

Please note:- the property benefits from its own generous private driveway. There is however an initial shared element to the lane, leading off City Road, with a shared maintenance responsibility with two other neighbouring properties..

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria

(i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

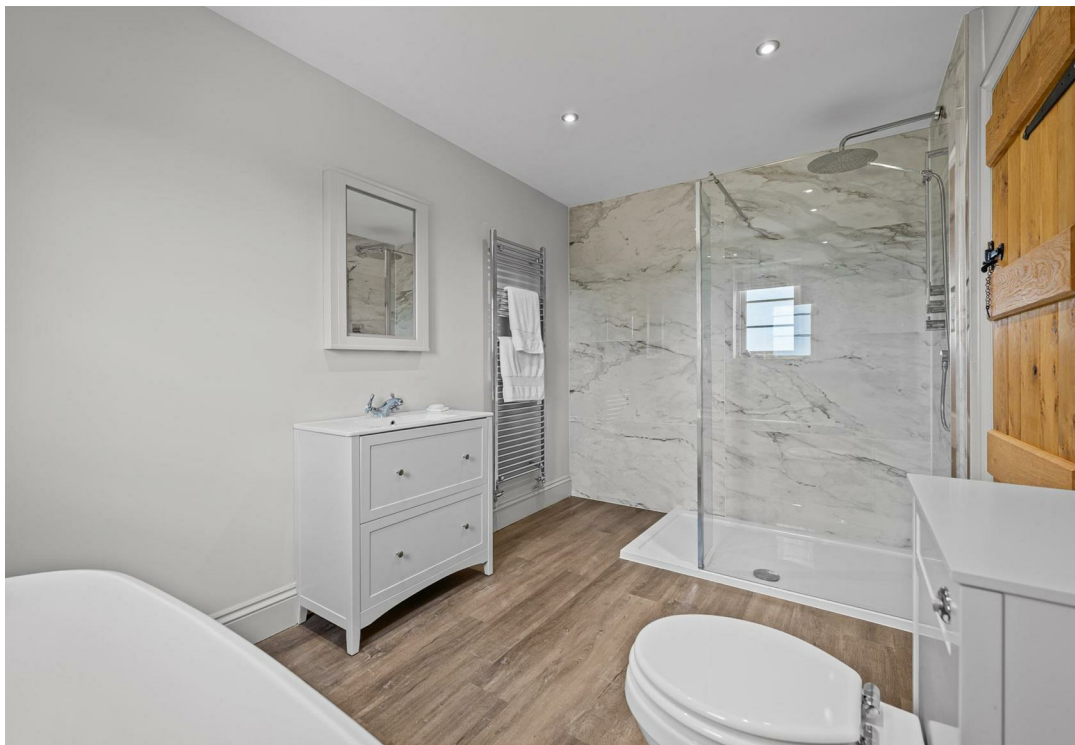
<https://www.gov.uk/search-register-planning-decisions>



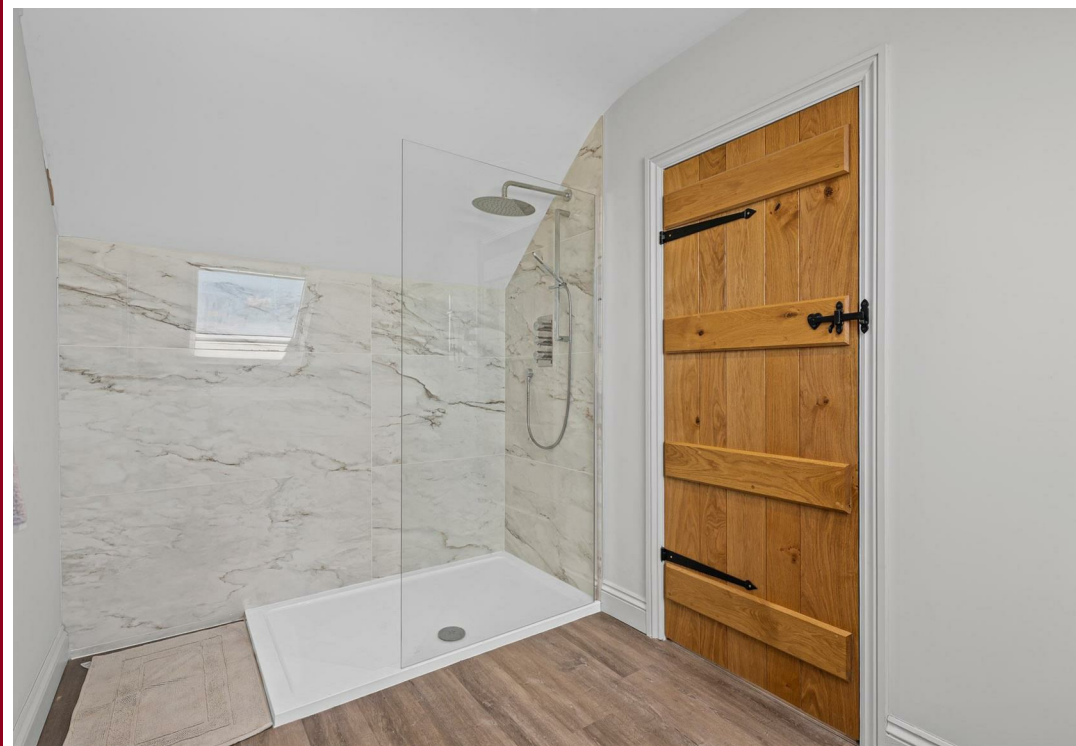










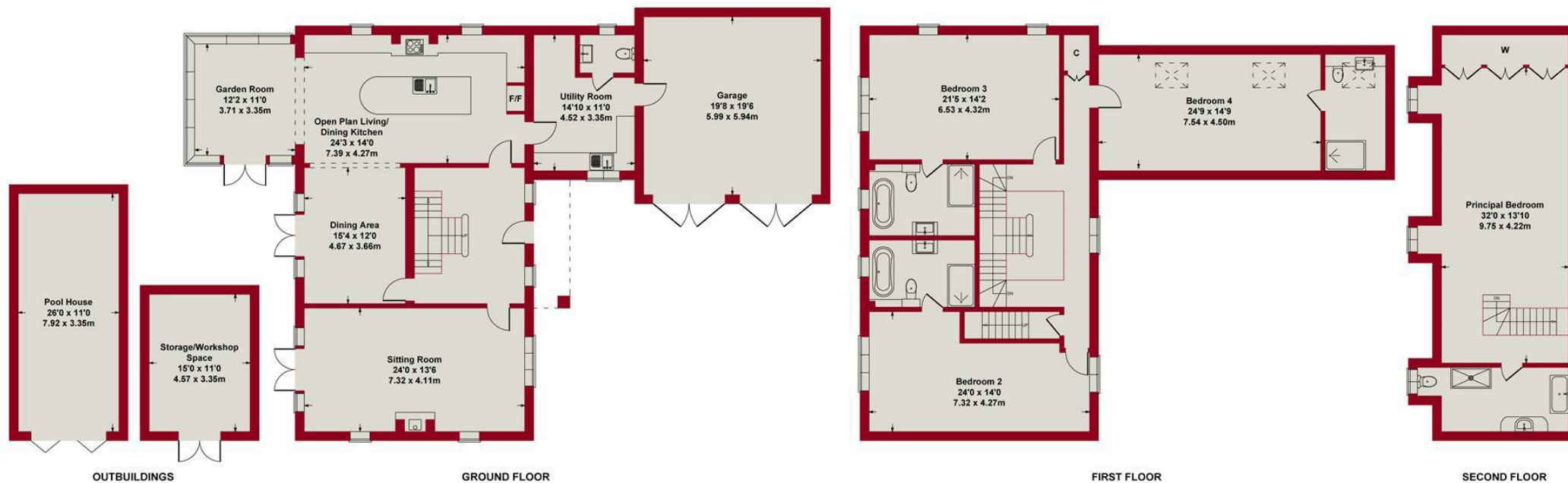












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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