



STAPLEFORD ROAD
STAPLEFORD, LEICESTERSHIRE

JAMES
SELICKS



“... PERIOD CHARM, CONTEMPORARY COMFORT ...”

A charming three-bedroom Grade II listed cottage in the village of Stapleford, distinguished by its characterful thatched and pantile roof and complemented by comfortable, contemporary living spaces and two distinct outdoor spaces.

Three Bedrooms, Principal with En-Suite • Sitting Room with French Doors •
Breakfast Kitchen • Dining Room with Garden Access • Family Bathroom •
Grade II Listed Thatched Cottage • Front & Rear Garden • Countryside Views •

Accommodation

The ground floor is arranged around a series of comfortable and sociable spaces, with the sitting and dining areas flowing openly into one another. The sitting room sits at the front of the cottage, where painted beams and fire place create a cosy setting for relaxing, while the adjoining dining area provides a natural space for family meals and entertaining. French doors open from here onto the rear patio, creating an easy connection between the living space and outdoors.

The breakfast kitchen sits to the rear of the cottage, providing plenty of space for everyday cooking, informal breakfasts and time together. A range cooker, breakfast seating and useful storage make it a practical heart of the home, while French doors lead out to the patio. A ground floor WC completes the downstairs accommodation.

Upstairs, the principal bedroom benefits from its own en-suite, creating a comfortable and private retreat. Two further bedrooms offer flexibility for family, guests or home working, including a generous double and a characterful room tucked beneath the eaves, where a skylight brings in plenty of natural light. A family bathroom serves the two additional bedrooms.

Outside

One of the property's particular attractions is its two distinct outdoor spaces, each offering a different way to enjoy the garden.

To the front of the cottage, an established lawn is framed by mature trees and planting, creating a private and leafy setting with space for outdoor seating and relaxing. It provides a lovely outlook from the front of the property and a peaceful spot to enjoy the garden. To the rear, French doors from the dining area open onto a patio and garden, creating a natural setting for outdoor dining and summer entertaining.

The property also benefits from two allocated parking spaces, together with plenty of additional space for further vehicles, providing excellent flexibility for residents and guests.



Location

Stapleford is a small historic estate village and conservation area near Melton Mowbray, offering a peaceful rural setting with a strong sense of character and close proximity to the renowned Stapleford Park. The village is also designated a tree conservation area, adding to its established and leafy appeal. For everyday amenities and schooling, the nearby village of Whissendine, approximately 2.5 miles away, offers a shop and post office, pub, primary school and a range of community facilities, while Wymondham, around three miles away, is also home to a well-regarded primary school.

Melton Mowbray, approximately five minutes away, provides a wider range of shopping, leisure and everyday amenities, with further secondary schooling available in both Melton and Oakham. The A1 is readily accessible, while mainline rail services from Grantham and Oakham provide convenient links towards London and the Midlands.

Services & Council Tax

The property is offered to the market with all mains services and oil-fired central heating.

Melton – Tax Band D

Tenure

Freehold



1 Bede Houses, Stapleford Road Stapleford, Melton Mowbray, Leicestershire, LE14 2SF

House Total Approx. Gross Internal Floor Area incl. Garage = 1409 ft² / 131 m²

Measurements are approximate, not to scale, for illustrative purposes only.

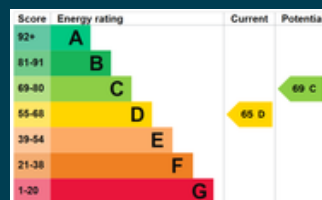




**JAMES
SELICKS**

Oakham Office
6-8 Market Place, Oakham
Rutland LE15 6DT
01572 724 437
oakham@jamesselicks.com

Market Harborough Office
01858 410 008
Leicester Office
0116 285 4554



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

www.jamesselicks.com

