

30 Main Street, Muston, Leicestershire, NG13 0FB

£340,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional End Terraced Home
- Reconfigured Accommodation
- 2 Receptions
- Generous Established Plot
- Delightful Village Location
- Tastefully Modernised Throughout
- 3 Bedrooms
- Modern Fixtures & Fittings
- Ample Parking & Garage
- Further Potential

We have pleasure in offering to the market this tastefully presented traditional end terraced home occupying what is a wonderful, established and generous plot within this small Vale of Belvoir village.

Over recent years the property has seen a significant programme of improvements; thoughtfully reconfigured, tastefully renovated and modernised to provide an excellent level of well thought out accommodation large enough to accommodate families but would also appeal to a wider audience.

The property benefits from three bedrooms with pleasant elevated views to the rear and a modern bathroom to the first floor. To the ground floor there are two main receptions as well as spacious hallway which is large enough to accommodate a study area ideal for home working. The kitchen has been reconfigured and tastefully modernised with an attractive, high, vaulted ceiling and is fitted with a generous range of units finished in heritage style colours. The kitchen benefits from a dual aspect with views out into the rear garden.

In addition the property benefits from attractive engineered oak internal doors, replacement cottage style double glazed windows and neutral decoration throughout.

The property offers an excellent level of outdoor space with a generous frontage and rear garden, a good level of off road parking and an attached garage. Subject to consent the property could offer scope to expand the accommodation further.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

MUSTON

There is a public house/restaurant in Muston and further facilities are available in the adjacent village of Bottesford including primary and secondary schools, several public houses and restaurants, railway station with links to Nottingham and Grantham from where there is a fast rail link to London's Kings Cross in just over an hour and there is a daily bus service to the Grammar Schools in Grantham. The A52, A46 and A1 are also close by providing excellent road access. There are local walks along the Grantham canal and pretty Vale of Belvoir countryside which links to nearby picturesque villages, many of which offer highly regarded public houses and restaurants. The village is a stone's throw away from Belvoir Castle which holds events and shows throughout the year. Muston also boasts 'Muston Meadows' which is understood to be one of the finest lowland meadows in England, extending to approximately 41 hectares offering a haven for local wildlife and plants.

AN ATTRACTIVE COTTAGE STYLE COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

MAIN ENTRANCE HALL

26' x 7'2" (7.92m x 2.18m)

A well proportioned entrance vestibule offering an excellent level of space which could be large enough to accommodate a study area; having spindle balustrade staircase rising to the first floor landing, under stairs storage cupboard beneath, LVT flooring, window to the front and engineered oak internal doors, in turn, leading to:

SNUG

9'11" x 11' (3.02m x 3.35m)

A versatile reception currently utilised as a playroom/snug or alternatively would make an excellent home office with a delightful aspect into the rear garden; having chimney breast with stone hearth and alcoves to the side, continuation of LVT flooring and sliding patio door into the rear garden.

SITTING ROOM

15'8" x 10'3" (4.78m x 3.12m)

An attractive reception the focal point of which is an exposed brick chimney breast with inset fireplace and alcoves to the side; delightful aspect into the rear garden.

BREAKFAST KITCHEN

15'9" x 10'8" (4.80m x 3.25m)

A well proportioned space offering a great deal of character with attractive part vaulted ceiling, continuation of LVT flooring and traditional style column radiator. The kitchen has been tastefully updated with a generous range of wall, base and drawer units finished in heritage style colours and having L shaped configuration of marble effect work surfaces; inset sink unit with chrome mixer tap; integrated appliances include four ring gas hob, single oven beneath and dishwasher; space for free standing fridge freezer, windows to two elevations and exterior door into the garden.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, window overlooking the front garden and further doors leading to:

BEDROOM 1

12'8" x 11' (3.86m x 3.35m)

A well proportioned double bedroom having a pleasant aspect into the rear garden and a good level of integrated furniture with wardrobes, overhead storage cupboards and central alcove.

BEDROOM 2
11'11" x 11' (3.63m x 3.35m)
Again a well proportioned double bedroom having aspect into the rear garden, built in storage cupboard, chimney breast with alcove to the side and panel effect wall.

BEDROOM 3
10' x 6'11" (3.05m x 2.11m)
Currently utilised as a first floor office but would make a further bedroom with aspect to the front; having built in over stairs cupboard.

BATHROOM
6'11" x 5'9" (2.11m x 1.75m)
Tastefully appointed having been thoughtfully modernised with a traditional style suite comprising panelled bath with chrome mixer tap, integrated shower over and glass screen, close coupled WC and pedestal washbasin with chrome taps; tongue and groove effect splash backs, tiled floor and window to the side.

EXTERIOR
One of the interesting features of this property is its fantastic plot, generous by modern standards and set well back from the lane in a slightly elevated position offering an excellent frontage providing a good level of off road parking with gated access and attached garage. The remainder of the garden is laid to lawn with well stocked perimeter borders creating a pleasant screen and an attractive outlook. To the side of the property a pathway leads to the rear garden which is again of excellent proportions to the equivalent modern homes providing a wonderful outdoor space overlooking an adjacent paddock at the rear; having a large central lawn, initial paved terrace and well stocked perimeter borders.

GARAGE
18'11" x 8'9" (5.77m x 2.67m)
Having up and over door, power and light; a utility area to the rear with plumbing for washing machine, window and pedestrian door to the side.

COUNCIL TAX BAND
Melton Borough Council - Band B

TENURE
Freehold

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

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































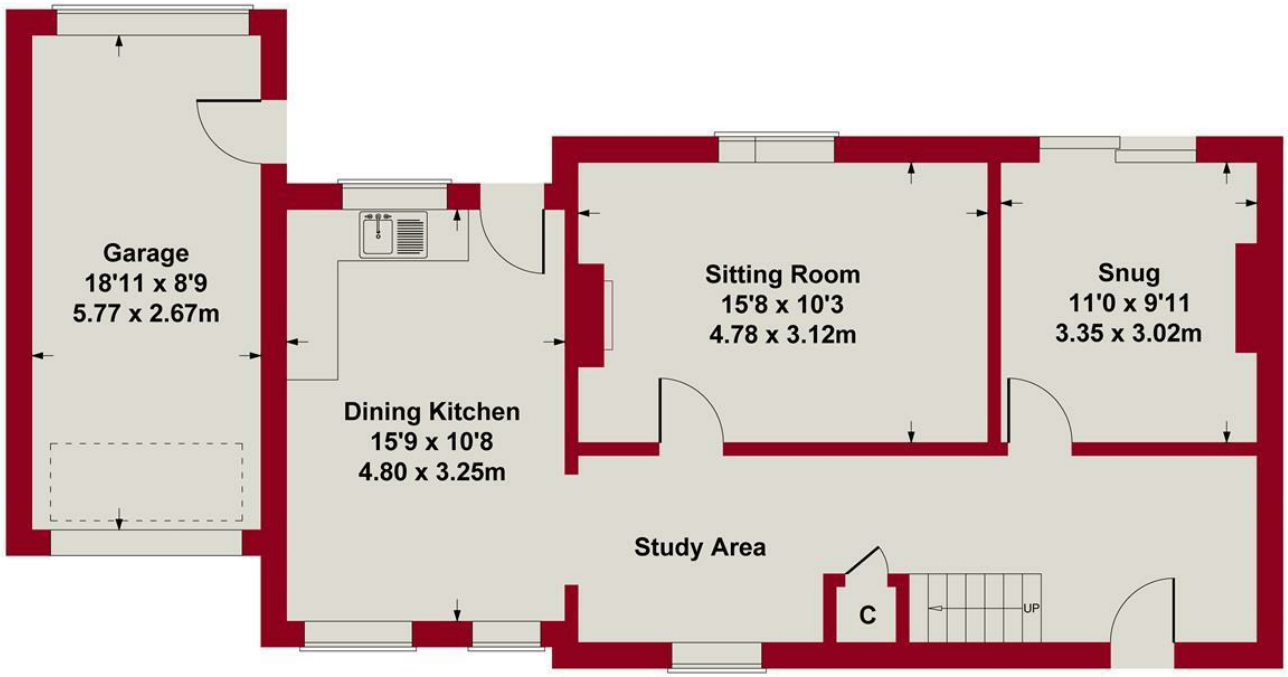


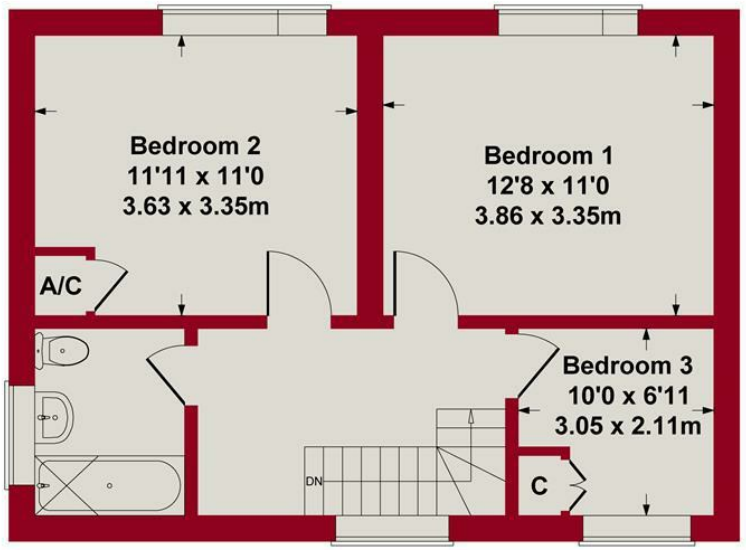












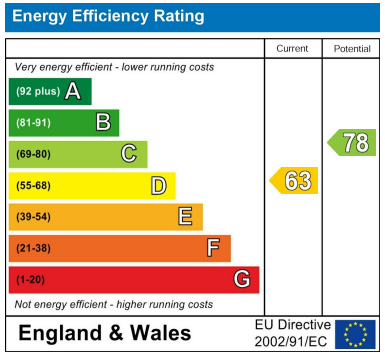
GROUND FLOOR **FIRST FLOOR**

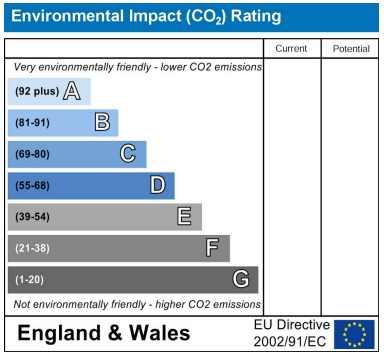
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

RICHARD WATKINSON PARTNERS







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 firms 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

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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