

39 Main Street, Redmile, Leicestershire, NG13 0GA

Chain Free £249,995

Tel: 01949 836678

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Period Terraced Cottage
- Spacious Bathroom
- South Facing Rear Aspect
- Additional Outbuildings
- Ideal 1st Time Buy
- 2 Double Bedrooms
- Wealth Of Character & Features
- Delightful Garden
- No Upward Chain
- Viewing Highly Recommended

We have pleasure in offering to the market this charming period cottage located at the heart of this highly regarded Vale of Belvoir village with a delightful aspect across to the pretty village church.

The property offers a wealth of character and features which begins with its aesthetically pleasing brick elevations beneath a pantiled roof; benefitting from replacement, hand crafted, cottage style timber casement windows behind which lies a versatile level of accommodation packed full of character.

Many of the rooms offer exposed beams, attractive fireplaces and traditional style fittings including a farmhouse style, hand painted, kitchen with oak butchers block preparation surfaces that links through into a useful utility space at the rear. The main sitting room affords a wealth of character, the focal point of which is a chimney breast with inset solid fuel stove and attractive block wood flooring. To the first floor there are two double bedrooms, the larger of which benefits from a southerly aspect into the rear garden, attractive cast iron fireplace and exposed floor boards. The second bedroom also has an exposed brick chimney breast and a pleasant aspect to the front across to the village church.

The main bathroom is a generous size with a relatively modern four piece suite with both a bath and shower enclosure and again has a pleasant aspect across to the church.

In addition the property is neutrally decorated through and benefits from gas central heating and timber casement double glazed windows and is offered to the market with no upward chain.

As well as the main accommodation the property occupies a deceptive plot fronting Main Street with on road parking and courtesy gate access to the side leading into a pleasant, enclosed, southerly facing rear garden. The rear garden is relatively generous by modern standards, is well stocked with an abundance of trees and shrubs and encompasses a really useful run of brick and pantiled outbuildings providing log stores, workshops and the potential for possible home office space.

Overall this is a great opportunity to purchase a really interesting, individual, character cottage within this well regarded village.

REDMILE

Amenities in Redmile include a public house/restaurant and well regarded village school. The Engine Yard up at Belvoir Castle offers a selection of small independent shops, cafe etc. Additional amenities are available in the nearby village of Bottesford including secondary school, range of local shops, doctors and dentists and railway station with links to Nottingham and Grantham. The village is surrounded by the undulating countryside of the Vale of Belvoir and for commuting the village is ideally placed being approximately 15 minutes drive from Grantham station where a high speed train to Kings Cross takes just over an hour. The village is also convenient for access to the A52 and A46 providing good road links to Nottingham and Leicester, the A1 and M1.

AN ATTRACTIVE, WIDE, COTTAGE STYLE TIMBER ENTRANCE DOOR WITH GLAZED LIGHTS LEADS THROUGH INTO:

SITTING ROOM

13'4" x 12' max (4.06m x 3.66m max)
A delightful reception boasting a wealth of character and features having exposed beams to the ceiling; chimney breast with exposed brick back and hearth, inset log burner and alcoves to the side, window to the front and a further stripped pine door leading to:

KITCHEN

12'9" x 12'5" max (3.89m x 3.78m max)
A pleasant space that looks out into the rear garden and would be large enough to accommodate a central table. The kitchen is fitted with a generous range of bespoke hand painted farmhouse style wall, base and drawer units with glazed display cabinets and pull out spice cupboard; butchers block oak preparation surfaces with under mounted Belfast style sink with swan neck tap and tiled splash backs; integrated dishwasher, space for free standing gas or electric range, useful under stairs storage cupboard, staircase rising to the first floor, window to the rear and stable door leading through into:

UTILITY

8'5" x 5'10" (2.57m x 1.78m)
A versatile space with aspect into the rear garden; having plumbing for washing machine, space for further free standing appliances, window and exterior door into the garden.

RETURNING TO THE KITCHEN A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having exposed beam, window to the side and further doors, in turn, leading to:

BEDROOM 1

12'5" x 13' (3.78m x 3.96m)
A well proportioned light and airy double bedroom the focal point of which is an attractive cast iron period fireplace; exposed pine floorboards and two windows overlooking the rear garden.

BEDROOM 2
11'10" x 8'8" (3.61m x 2.64m)
A further double bedroom having attractive exposed brick chimney breast with alcoves to the side; access to loft space above and window to the front with pleasant aspect across to the village church.

BATH/SHOWER ROOM
9' x 9' (2.74m x 2.74m)
A well proportioned space tastefully appointed with a modern suite including Villeroy Boch double ended bath, wall hung WC with concealed cistern, shower enclosure with glass screen and wall mounted shower mixer, half pedestal washbasin with chrome mixer tap; attractive tiled splash backs, column towel radiator, over stairs cupboard which also houses the hot water cylinder and window with pleasant aspect to the front.

EXTERIOR
The cottage fronts main street but to the rear of which lies a deceptive garden that benefits from a southerly rear aspect, enclosed to all sides and accessed via an initial ledge and brace timber courtesy gate which leads out onto a central lawn; having a paved terrace and well stocked perimeter borders with a range of trees and shrubs. Located within the garden is the added addition of a run of brick and pantiled outbuildings providing a versatile space ideal as storage or workshop with the potential for conversion, subject to planning, for further accommodation possibly as a home office or gym.

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











































OUTBUILDING **GROUND FLOOR** **FIRST FLOOR**

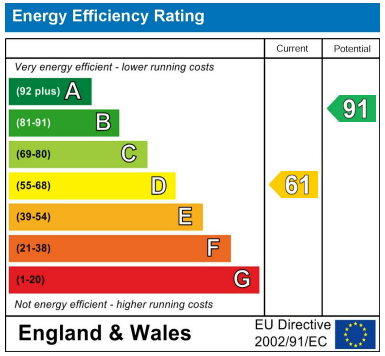
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

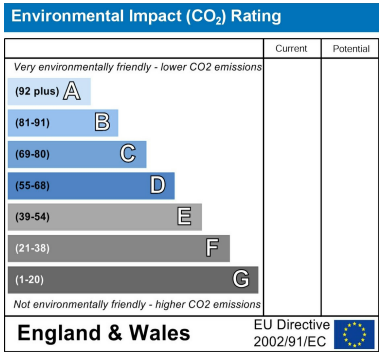
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICS
The Property Ombudsman

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Registered in England. Ltd Registration number: 07140024

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

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