

Connells

Valebrook Road
Stathern Melton Mowbray

Valebrook Road
Stathern Melton Mowbray LE14 4EB

for sale
£240,000







Property Description

Situated in the popular village of Stathern, this three-bedroom semi-detached home offers well-proportioned accommodation throughout, making it an ideal purchase for families or first-time buyers.

The ground floor comprises a lounge, kitchen diner and separate utility room, along with access to the integral garage. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom.

Outside, the property provides off-road parking via a driveway leading to the garage, while the enclosed rear garden offers a safe and manageable outdoor space for children, pets and everyday enjoyment.

The village of Stathern offers a range of local amenities including a primary school, village shop, public house and doctor's surgery, whilst remaining conveniently positioned for access to Melton Mowbray, Bingham and Grantham.

Entrance Hall

With stairs rising to the first floor. Central heating radiator.

Lounge

A cosy lounge with a double glazed window to the front elevation, multi-fuel burning stove and useful understairs storage cupboard.

Kitchen

With a range of units at eye and base level, providing ample work surface, storage and appliance space, incorporating a stainless steel sink unit. Double glazed windows to the rear elevation and a central heating radiator.

Utility Room

With a range of units at eye and base level providing work surface, storage and appliance space. Stainless steel sink unit with mixer tap over. Doors leading to the rear garden and integral garage.

Bedroom One

With double glazed window to the front elevation. Central heating radiator.

Ensuite

A suite in white comprising of shower cubilce, wash hand basin and WC. Double glazed window to the rear elevation. Heated towel rail.

Bedroom Two

With double glazed windows to the front elevation. Central heating radiator.

Bedroom Three

With double glazed window to the rear elevation. Central heating radiator.

Bathroom

A suite in white comprising of panelled bath with mixer shower attachment, wash hand basin and WC. Double glazed window to the rear elevation,

Garden And Outdoors

Outside, the property benefits from off-road parking via a driveway leading to the garage. The enclosed rear garden provides a private and easily maintained outdoor space, ideal for families, pets and outdoor entertaining.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







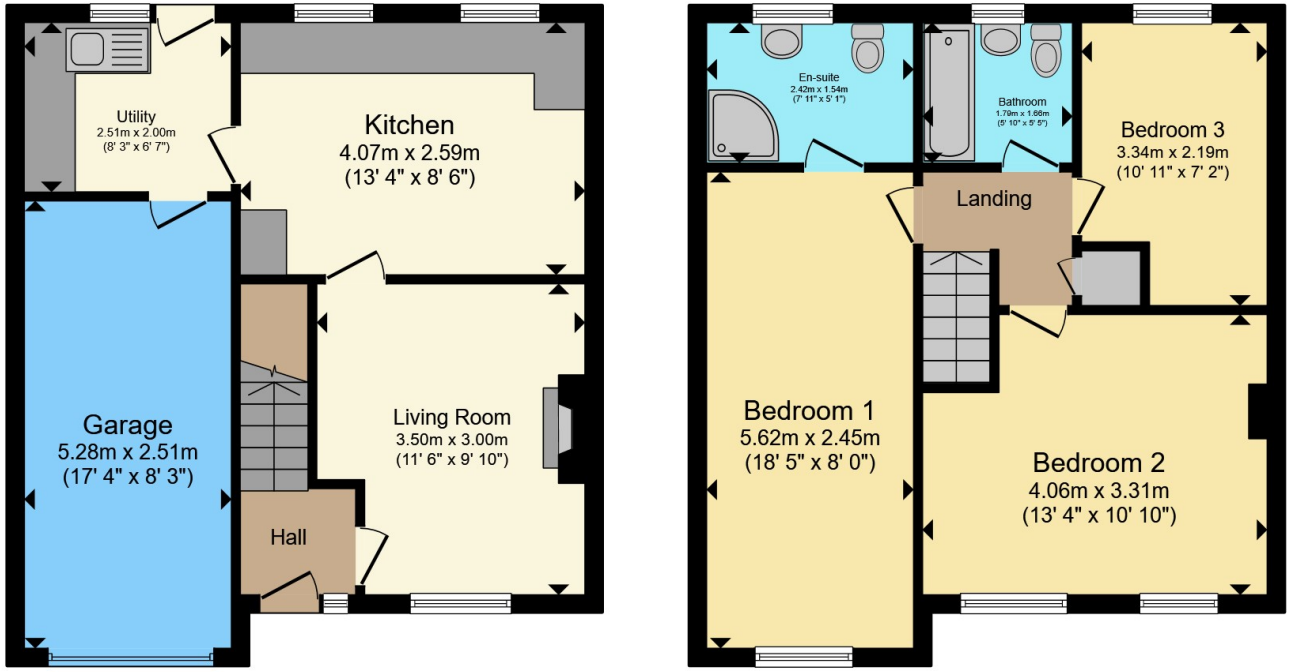

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Ground Floor **First Floor**

Total floor area 92.2 m² (992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MOW308026

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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