



Alexanders



# School Hill

## Sproxton

- Period cottage with considerable charm
- Picturesque rural village location
- Scope to improve and modernise
- Well maintained established plot
- Beautiful aspect and views to rear
- No upward chain
- Easy access to A1, Grantham, Oakham and Melton
- EPC Rating F / Council Tax Band C / Freehold

### General Description

A charming period cottage retaining considerable character and charm, offering quaint internal accommodation. Whilst perfectly liveable the property has been under long term ownership which offers scope for improvement and modernisation to suit personal taste preferences.

The cottage occupies a lovely position in the centre of this rural, sought after village with a mature, neatly maintained rear garden and open countryside views to the rear.

### Accommodation

The ground floor begins with the entrance porch leading to; triple aspect living room with French doors to the rear garden, kitchen/breakfast room, separate dining room and three-piece bathroom.

Upstairs expect to find two bedrooms, main bedroom with exposed beams and built in wardrobes.

### External

Sizeable, well maintained rear garden with lawn and well stocked borders. Two useful outbuildings; utility/washroom and storage housing the oil tank.





### Location

Sproxton is a lovely rural village within the borough of Melton Mowbray, a population of circa 480 people. It is 9 miles from Melton Mowbray, 11 miles from Oakham and 10 miles from Grantham where there are regular high-speed trains to London and other major cities.

### Agents Note

A stunning cottage, with an excellent price range, making this a perfect opportunity to really make it your own.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure

Freehold.

### Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band C.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

### Services

We are advised that mains water and electricity is connected with oil fired central heating in addition to a multi fuel stove in the dining room.

### Money Laundering

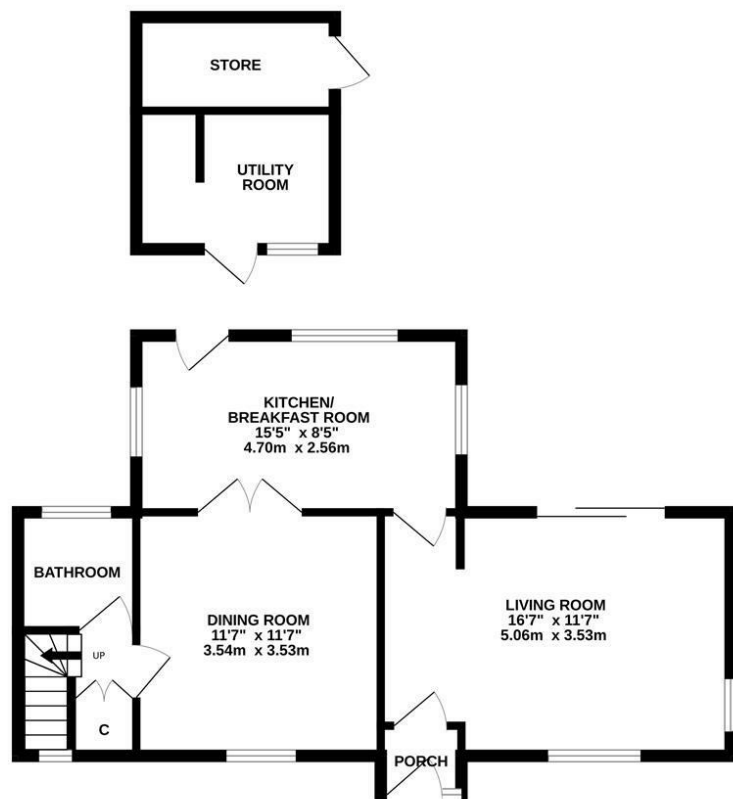
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

### General Note

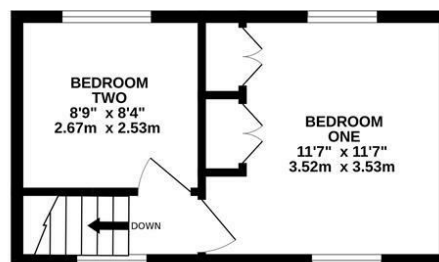
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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