

# SUPERIOR HOMES

## ROYSTON & LUND



# 9 The Stockwell

| LE12 6UF

£795,000

Royston & Lund are delighted to bring to the market 'Stockwell House'. Offered to the market with no onward chain.

Originally the farmhouse to Stockwell Farm, the property has been sympathetically renovated whilst retaining its period charm. High ceilings are a common theme throughout with a Swithland slate roof and all windows to the front elevation and some to the rear retaining the sash windows whilst all being double glazed.

Entering through the original front door is the hallway which leads to a downstairs w/c and two dual aspect, formal reception rooms. To the left is the main lounge boasting an open fire, large window to the front and French Windows with floor to ceiling, glazed side panels to the rear. To the right is the dining room, again featuring a dual aspect with windows to the front and rear and an ornamental fireplace which we believe could be re-instated to an open fire or log burner quite easily.

Off the dining room a door leads to the farmhouse style kitchen/breakfast room which retains the original beams, flagstone tiled flooring and exposed brick arches with a range style cooker, integrated under counter fridge, microwave and dishwasher with a ceramic sink and a range of base and eye-level mounted cupboards and drawers. A door to the side gives access to the driveway and rear garden and on a day to day basis has become the defacto 'front' door. There is also internal door which leads down to the cellar.

Steps from the kitchen lead up to a delightful snug area which leads through to a third reception room currently set up as an office. An internal lobby between the snug and the office has stairs which lead up to the fourth bedroom which benefits from a built in closet and en-suite shower room forming a great guest or teenagers/young adults room. It could quite easily be reinstated to be accessed off the main landing if required.

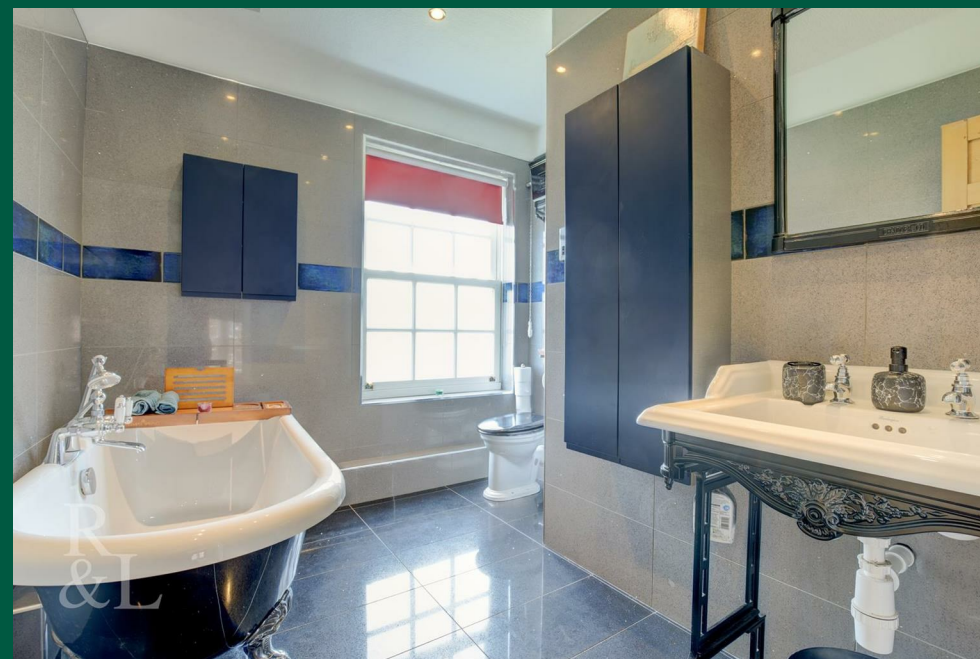




- Period Georgian Residence
- Detached
- High Ceilings & Character Features
- Four Bedrooms - Three Reception Rooms
- En-suite to Master
- Highly Sought After Village Location
- Double Garage & Workshop
- No Onward Chain
- EPC Rating: E
- Council Tax Band: G











The main staircase is off the entrance hall and gives a real feeling of grandeur, at the half landing is a large sash window complimented by a skylight above. Off the landing a master suite benefits from a dual aspect with windows to the side and rear elevations benefitting from large floor-to-ceiling fitted wardrobes and a beautiful en-suite bathroom featuring a w/c, wash hand basin and free-standing bath. Completing the first floor there are two further double bedrooms and a family bathroom complete with a w/c, wash hand basin and a double shower.



To the rear of the property, a gated, block paved driveway provides off-street parking for multiple vehicles leading to a double garage and workshop which has the added benefit of electric doors, power, lighting and a water supply. Steps lead up from the parking area to a delightful private, walled garden divided to provide a raised patio area and lawned area.

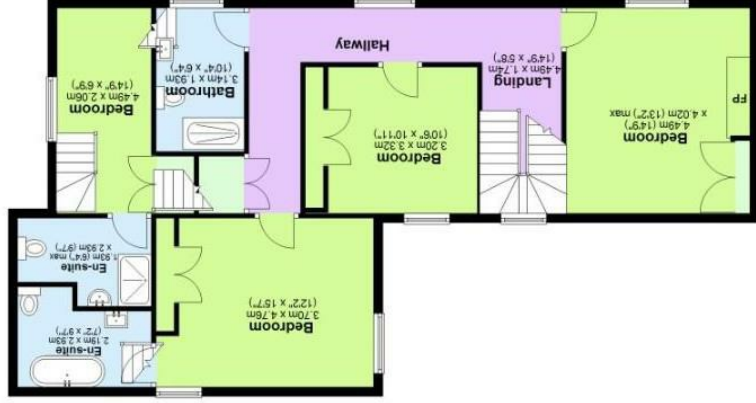
Stockwell House is ideally located opposite St. Marys church with a host of local amenities in close proximity including the local newsagents a few metres away, three pubs - The Three Crowns, The Windmill and The Hammer & Pincers and a village primary school.



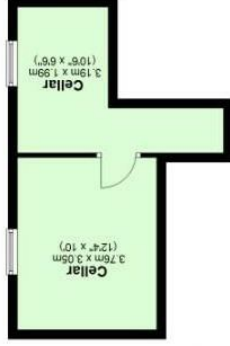
The A60 & A46 are a short drive away making the larger towns of Loughborough, Nottingham and Leicester easily commutable as well as providing easy access to the M1 and East Midlands Airport.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of this firm's employment 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 257.7 sq. metres (2774.3 sq. feet)



First Floor  
Approx. 96.0 sq. metres (1033.7 sq. feet)



Basement  
Approx. 20.5 sq. metres (221.5 sq. feet)



Ground Floor  
Approx. 141.1 sq. metres (1519.2 sq. feet)

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|-----------------------------------------------------------------|---------|
| England & Wales                                                 |         |
| EU Directive 2002/91/EC                                         |         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |
| A (92 plus)                                                     |         |
| B (81-91)                                                       |         |
| C (69-80)                                                       |         |
| D (55-68)                                                       |         |
| E (39-54)                                                       |         |
| F (21-38)                                                       |         |
| G (1-20)                                                        |         |
| Potential                                                       | Current |

|                                             |         |
|---------------------------------------------|---------|
| Energy Efficiency Rating                    |         |
| England & Wales                             |         |
| EU Directive 2002/91/EC                     |         |
| Very energy efficient - lower running costs |         |
| A (92 plus)                                 |         |
| B (81-91)                                   |         |
| C (69-80)                                   |         |
| D (55-68)                                   |         |
| E (39-54)                                   |         |
| F (21-38)                                   |         |
| G (1-20)                                    |         |
| Potential                                   | Current |

EPC



PROTECTED

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