



## EASTWELL

WINCOTT, 10 MAIN STREET, LE14 4EH

Guide price:

**£165,000**

NO CHAIN

A stone and brick built two bedroom semi-detached cottage requiring modernisation and upgrading standing on a good sized plot within the centre of this semi-rural village to the north of Melton Mowbray. The accommodation has upvc double glazed windows and includes Entrance Hall, Living Room with log burning stove, Kitchen, Rear Porch, two Bedrooms and Bathroom. Outside offers gardens to three sides with an extensive driveway and off-road parking and a range of brick and pantiled outbuildings to the rear.

Viewing is strictly by appointment with the sole agents.

Tel: 01664 410166

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

## ACCOMMODATION

**ENTRANCE HALL** with door to the front and understairs storage cupboard.

**LOUNGE** having window to the front, brick built fireplace with beam over and log burning stove, built-in cupboards to alcove, door leading to the staircase to First Floor and further door to:-

**KITCHEN** having two windows to the rear and door leading to the Rear Porch, a range of cupboards with work surfaces and stainless steel sink and solid fuel Range.

### FIRST FLOOR LANDING

**BEDROOM ONE** having window to the front.

**BEDROOM TWO** having window to the rear.

**BATHROOM** having window to the rear with suite comprising w.c., wash basin and bath with electric shower above, ceramic tiled splashbacks and built-in airing cupboard with hot water cylinder.

**OUTSIDE:** To the front of the property is a lawned garden, stone wall to the front with gated footpath leading to the front door and driveway with gates leading to the side of the property to an extensive parking area. The rear garden is mainly gravelled with a concrete patio area, timber garden shed and a range of brick and pantiled outhouses and w.c.

## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

**TENURE:** Freehold, vacant possession upon completion.

**SERVICES:** Mains electricity, water and drainage.

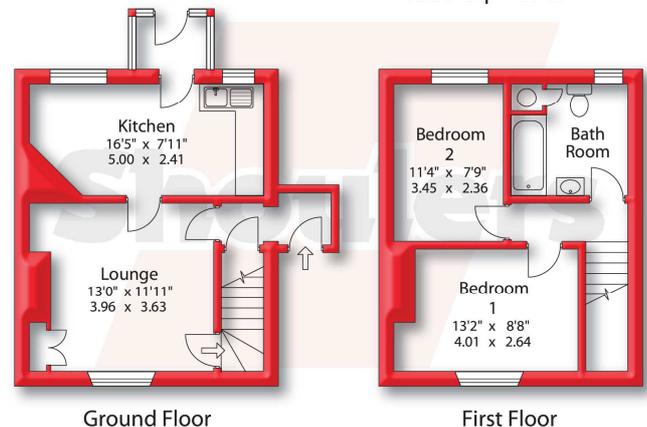
**COUNCIL TAX:** Melton Borough Council (01664) 502502.

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

**DIRECTIONS:** Leave Melton Mowbray via Scafford Road and continue through the village of Scafford and on towards Eastwell. Upon reaching Eastwell continue into the centre of the village and Wincott will be found on the right hand side after passing the Village Hall.



10 Main Street  
Eastwell  
Approx Gross Floor Area = 718 Sq. Feet  
= 66.56 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel: 0113 322 9204 - www.makingplans.com

Wilton Lodge, Wilton Road,  
Melton Mowbray, Leicestershire LE13 0UJ

**Tel: 01664 410166**

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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.