



## GRIMSTON

51 MAIN STREET, LE14 3BZ

Guide price:  
**£220,000**  
NO CHAIN

A spacious semi-detached/end town house situated in this highly sought after village location having large gardens to both front and rear, off-road parking for several vehicles and views over countryside 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

# Large plot



This spacious three bedroom semi-detached/end town house is situated on the edge of this highly sought after North Leicestershire village. Grimston is situated in a delightful rural position to the north of Melton Mowbray within easy reach of Leicester, Loughborough and Nottingham. The property has gas fired central heating and upvc replacement double glazed windows and doors and includes Entrance Hall, Lounge, large Fitted Dining Kitchen, three Bedrooms and Bathroom. Large front garden with gated access from the driveway, gravelled driveway to the side with parking for several vehicles and a large rear garden backing onto open countryside with a range of outhouses.

# Viewing highly recommended

## ACCOMMODATION

**ENTRANCE HALL** with door to the front and window to the side, staircase to the First Floor and radiator.

**LOUNGE** having bay window to the front, radiator and log burning stove.

**LARGE DINING KITCHEN** having windows to the side and rear, a range of fitted base and wall units with work surfaces, inset sink top, gas Range-style cooker, plumbing for washing machine, shelved pantry cupboard and large broom cupboard, wall mounted combination central heating boiler, radiator and half glazed door leading to the Rear Porch.

**FIRST FLOOR LANDING** having window to the side, built-in storage cupboard and Loft access.

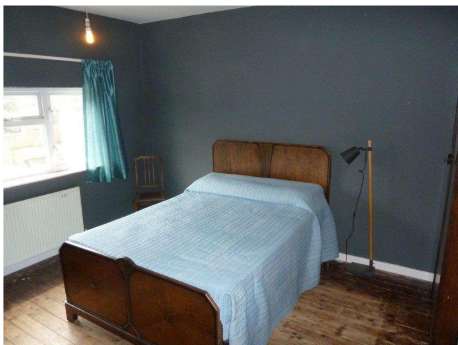
**BEDROOM ONE** having window to the front, radiator, original fireplace and exposed wooden floors.

**BEDROOM TWO** having window to the rear with views over open countryside and radiator.

**BEDROOM THREE** having window to the front, radiator and built-in wardrobe.

**BATHROOM** having window to the rear with suite comprising w.c., wash basin and bath, radiator and ceramic tiled splashbacks.

**OUTSIDE:** To the front of the property is a lawned garden with mature hedging, five bar gate leading to a gravelled driveway, off-road parking for several vehicles and a further five bar gate leads to an extensive lawned frontage with slabbed area and hedged and fenced boundaries. This garden offers a variety of uses. To the rear there is a large lawned garden backing onto open countryside and a range of three brick built outhouses.



## 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 gas, electricity, water and drainage.

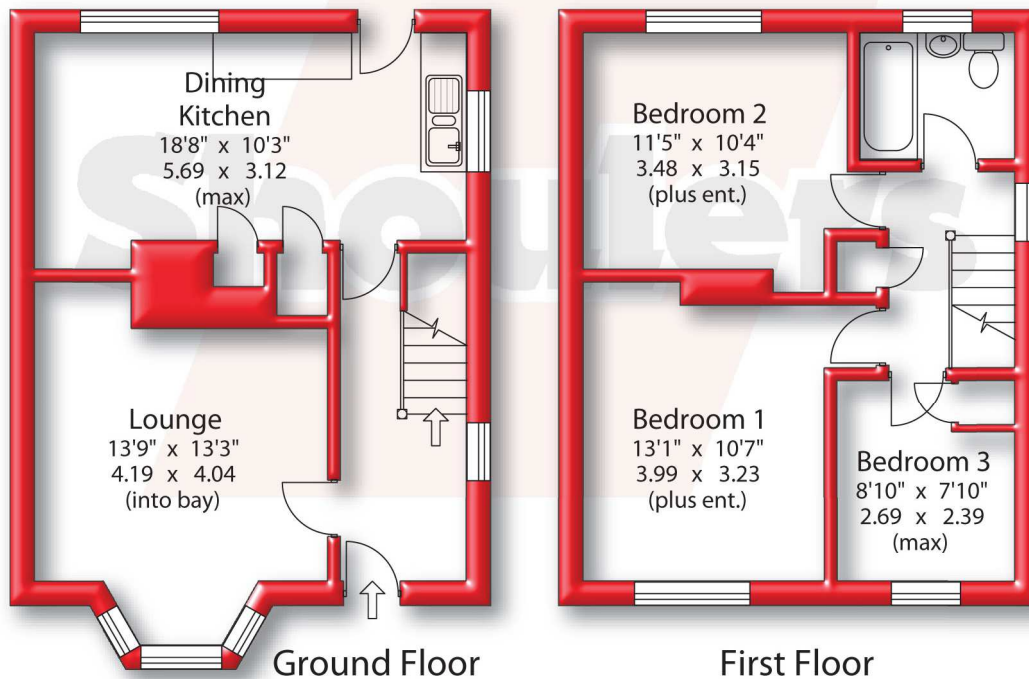
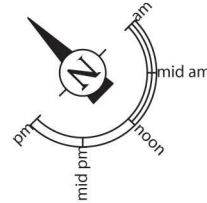
**COUNCIL TAX:** Melton Borough Council (01664) 502502.

**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 Asfordby Road and continue straight ahead at the first island. At the second island take the second exit onto the Asfordby Bypass. Half way along take the right hand turning signposted Saxelbye and continue past the village of Saxelbye and onto Grimston. Upon entering the village the property will be found set back on the right hand side prior to the bus shelter.

## FLOOR PLAN

51 Main Street  
Grimston  
Approx Gross Floor Area = 904 Sq. Feet  
= 84.0 Sq. Metres



For illustrative purposes only. Not to scale.  
Prepared by Making Plans Ltd - Tel : 0113 386 9264 - www.makingplans.com

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	79   C
39-54	E		
21-38	F		
1-20	G		