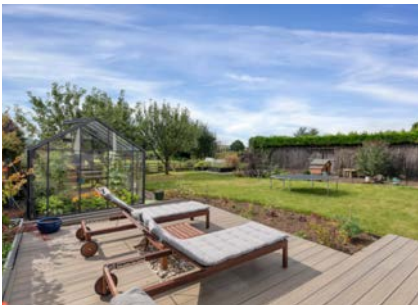
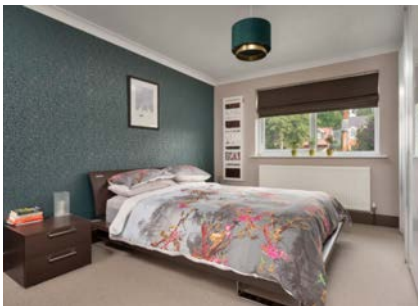




Holly Bank
Station Road | Upper Broughton | Leicestershire | LE14 3BQ

FINE & COUNTRY



Step inside

Holly Bank

A striking and contemporary detached family home located within this well regarded village setting. Over recent years the property has undergone a full course of remodelling and design to now form a modern home with a vibrant and contemporary living environment ideal for modern day family occupation.

DESCRIPTION

To the ground floor an entrance porch provides access into a reception hallway with guest cloakroom. Without doubt the heart to the home and show piece of this property is the stunning large living space with well defined kitchen, dining and sitting areas. The contemporary kitchen has a superb range of units with integrated appliances. From the living kitchen, contemporary glazed doors open into a separate sitting room with an impressive log burning stove, as well as a separate study area. A particular feature of the living spaces are the twin sets of sliding glazed doors which provides direct access to the garden and the far reaching countryside views. The ground floor is completed with practicalities including a home office, utility room and a direct access door into the garage.

A staircase rises to the first floor where a spacious landing provides access to a generous principal bedroom which benefits from a luxurious en suite bathroom. There are three further double bedrooms which share the use of a high quality family bathroom.

OUTSIDE

The property stands within a particularly fine plot with good sized gardens to the front and rear. To the front of the property a five bar gate provides access to an extensive gravel driveway providing off road parking for numerous vehicles as well as access to the attached garage. To the rear of the property are superb landscaped gardens with a particular feature of the gardens being an extensive terrace area ideal for outdoor entertaining. The gardens are mainly laid to lawn with a nice variety of mature trees and specimen shrubs. For those with green fingers there is a superb vegetable garden. The gardens are south facing and sit adjacent to delightful open countryside provides glorious far reaching views. The property also has the benefit of an EV charging point.

PLANNING PERMISSION

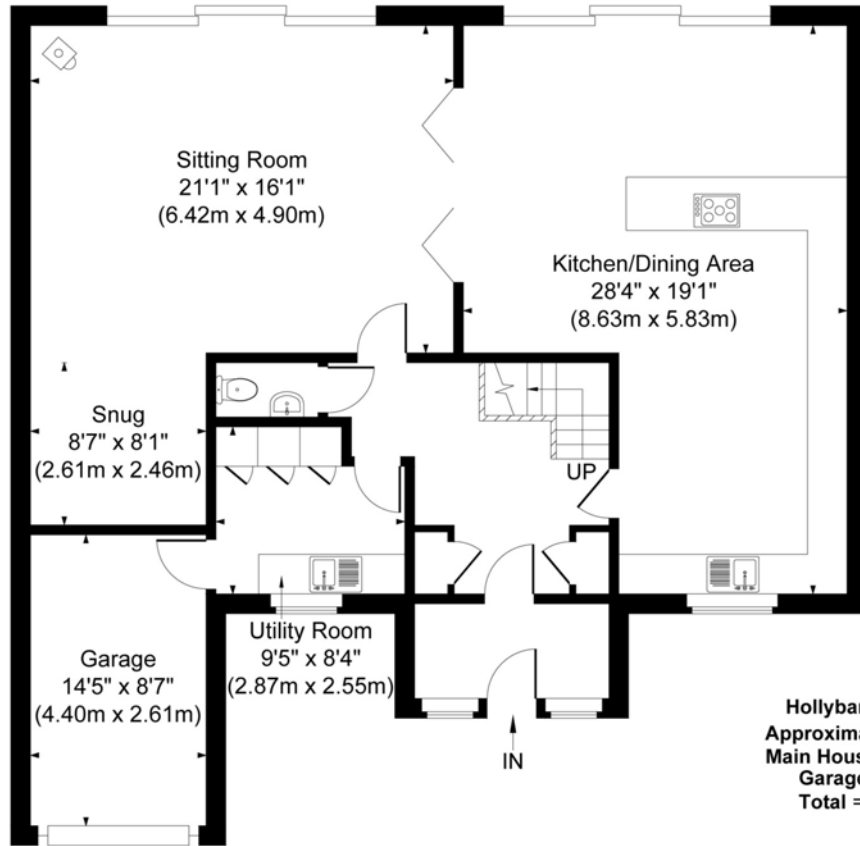
Please note that the property has the benefit of planning permission for a single storey extension. Rushcliffe Borough Council planning reference 21/03217/FUL

SERVICES

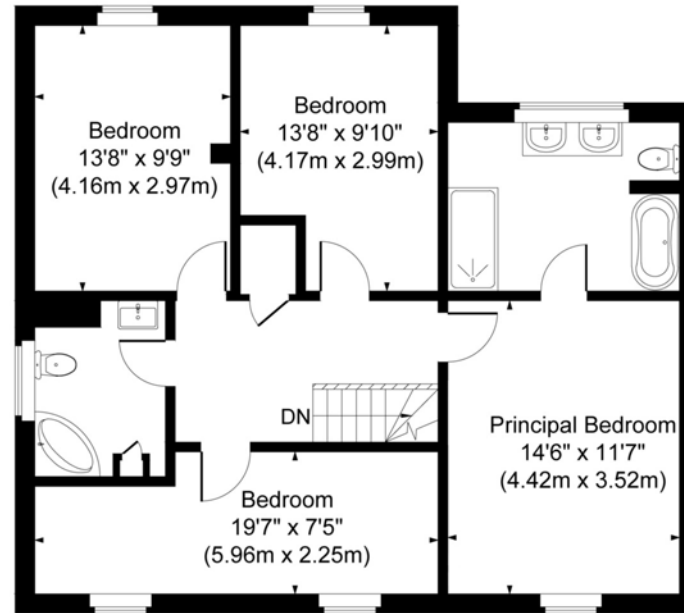
Gas fired central heating, mains water, electricity and drainage are understood to be connected.

TENURE

Freehold.



Garage **Ground Floor**



First Floor

Hollybank, Upper Broughton
Approximate Gross Internal Area
Main House = 187 sq.m/2009 sq.ft
Garage = 12 sq.m/126 sq.ft
Total = 199 sq.m/2135 sq.ft

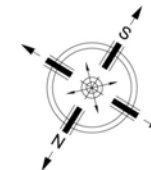
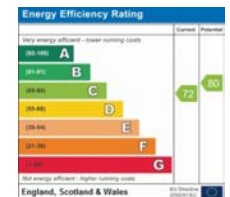


Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2023



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales Company Reg No 0C388579 Registered Office Address Chamwood Accountants, The Point, Granite Way, Mountsorrel, Leicestershire LE12 7TZ





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