



EASTFIELD

MAIN STREET, BURROUGH ON THE HILL

JAMES  
SELICKS

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## “... THE MOST INCREDIBLE COUNTRYSIDE VIEWS ...”

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**A well-presented, four-bedroom bungalow with spacious accommodation, sitting on a plot of approximately 0.3-acres at the edge of the popular village of Burrough on the Hill with the most incredible countryside views to the rear.**

Dining Kitchen • Two Reception Rooms • Utility Room • Master Bedroom with Ensuite • Three Further Double Bedrooms • Family Bathroom, Separate Cloakroom • Approximately 0.3-Acre Plot • Gated Driveway, Double Garage • Countryside Views • EER - D •

### Accommodation

The property in brief comprises an entrance hall to the centre with the living accommodation to the left and the bedroom and bathroom accommodation to the right. There is a dining kitchen with ample space for both a dining table and a sofa. The kitchen itself has a good range of fitted units under timber worktops, a variety of integrated appliances and a breakfast bar. The utility room sits just behind with further storage, space for white goods and a door out to the side of the property. Both reception rooms for the property are accessed from the dining kitchen. A set of part glazed doors open into the large, dual aspect living room that has a red-brick fireplace and three windows framing the views and allowing plenty of light to fill the room.

The second reception room, the sunroom, sits to the other end of the kitchen, another light-filled room with two fully-glazed walls and Velux windows above plus, French doors opening out to the patio and garden beyond.

The bedroom and bathroom accommodation comprises four double bedrooms, two bathrooms and a separate toilet. The master bedroom suite sits to the front of the property with windows to two elevations, built-in wardrobes and an ensuite shower room. The further three double bedrooms sit to the rear of the property, all benefitting from views of the beautiful countryside beyond. These bedrooms are served by the family bathroom comprising a bath, separate shower, wash hand basin, low flush lavatory, and a heated towel rail.



## Outside

The property stands in the centre of an approximately 0.3-acre plot, accessed via a set of solid oak, electric gates opening onto to a large block-paved driveway. The driveway provides ample off-road parking and access to the double garage with up and over door. A lawned area borders the driveway with a variety of planting and mature hedging providing a good degree of privacy and security. A pathway leads round to the left of the property, through a hand gate opening to the rear garden.

The rear garden is predominantly laid to lawn with mature floral and shrub borders, specimen trees and hedging or fencing on all sides. A patio sits directly off the sunroom providing a wonderful space for outdoor entertaining. There is also a vegetable garden and a useful garden shed.

## Services

The property is offered to the market with all mains services and gas-fired central heating.

## Council Tax

Melton Borough – Tax Band F

“... THE PROPERTY STANDS IN THE  
CENTRE OF AN APPROXIMATELY 0.3-  
ACRE PLOT ...”

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### Location

The delightful village of Burrough on the Hill is surrounded by some of Leicestershire's finest, rolling countryside. The village is close to both Melton and Oakham, providing a range of shopping and leisure facilities together with trains to Leicester. Main line rail services to London St Pancras are available from both Market Harborough and Leicester with travel time in less than one hour. Communications in the area are excellent and rail travel is further enhanced with the provision of motorway and trunk road networks all within reasonable travelling distance. Leisure facilities are immediately on hand with a good selection of bridlepaths and walks directly from the village. Sailing and other water activities at Rutland Water and golf at various nearby clubs. There is a gastropub in the village and close by are two renowned Farm Food Shops (Gates and March House Farm).

### Tenure

Freehold





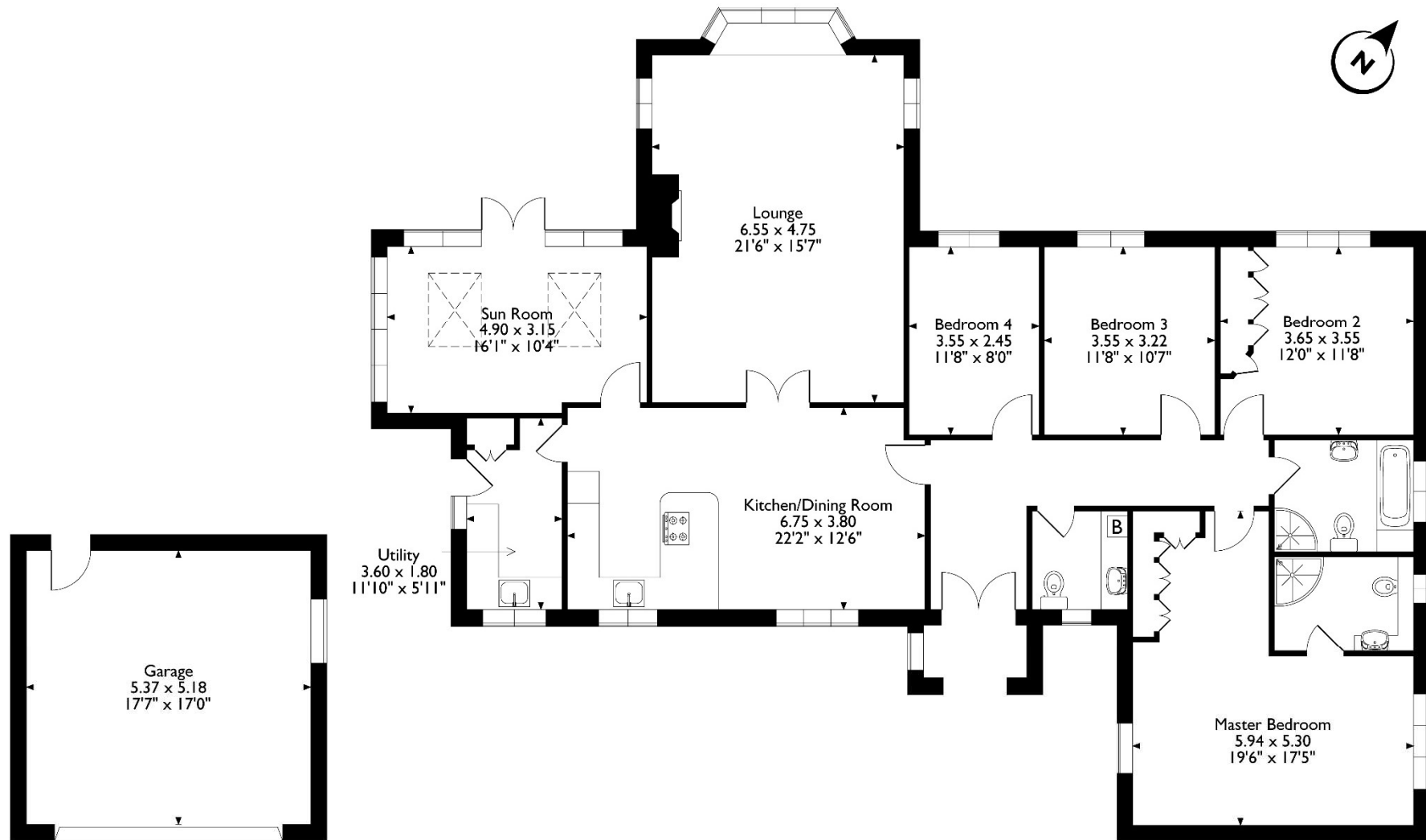




Eastfield, 1a Main Street, Burrough on the Hill, Leicestershire LE14 2JQ

House Total Approx. Gross Internal Floor Area incl. Garage = 2130 ft<sup>2</sup> / 198 m<sup>2</sup>

Measurements are approximate, not to scale, illustrative purposes only.



**Ground Floor**

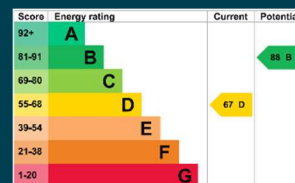
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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## Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.