



Longmere Breach Lane,
Earl Shilton,
Leics, LE9 7FB





£825,000

GENERAL

An exceptional family house in an exclusive location on the edge of Earl Shilton. Longmere is set in extensive gardens and the spacious well thought out accommodation briefly includes on the ground floor an elegant sitting room, dining room, family room and home office. There is a good sized living kitchen and conservatory. On the first floor there is a sumptuous master bedroom suite with dressing room and en-suite. There are four further double bedrooms including an en-suite to the guest bedroom.

Outside there are extensive gardens to both sides of the house and a Double Garage.



LOCATION

Earl Shilton has an extensive range of amenities including shops, restaurants and schools. Both Leicester and Hinckley are within easy reach by car via the A47 which links to the A5 and M1/M69 Motorway networks.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

A magnificent introduction to the house with balustrade staircase rising to first floor. There is a maple boarded floor, a useful understairs storage cupboard for coats and shoes. Central heating radiator.

SITTING ROOM

18'9" x 16'4"

A warm welcoming room with a woodburning stove and French doors opening into the conservatory. Central heating radiator.

DINING ROOM

16'1" x 13'2" into bay

An elegant room with coving to the ceiling, bay window and central heating radiator.
(The second measurement reduces to 11'6").

FAMILY ROOM

16'4" x 10'4"

A great family room with central heating radiator.

HOME OFFICE

10'8" x 9'3"

The home office has been fitted with an excellent range of fitted furniture including a desk with plenty of book shelving and cabinets. Central heating radiator.

CLOAKROOM

With low flush lavatory and wash hand basin. Central heating radiator.

LIVING KITCHEN

17'6" x 15'10" max

Overlooking the garden. The kitchen is fitted with an extensive range of floor and wall cabinets with painted fronts, polished granite work surfaces and concealed lighting. There are some backlit crockery cupboards and a Range style cooker with five burner gas hob, two ovens and grill with extractor in canopy over. Integrated appliances include a fridge freezer and dishwasher. Inset sink and drainer unit. Double doors open into the conservatory.

CONSERVATORY

17' x 16'1"

A lovely room with French doors opening into the garden. There is a wood effect floor and electric heater.

UTILITY ROOM

7'7" x 7'5"

With fitted base and wall units, tiled floor, space for a tumble dryer, space and plumbing for washing machine. Inset sink and drainer unit. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

A lovely light space with large feature window. Central heating radiator. A wide loft hatch gives access to the attic space which has a retractable loft ladder and power. 1/3rd of the attic space has been professionally boarded. Opening off the landing are the bedrooms.

MASTER BEDROOM

19' x 16'4"

An impressive master bedroom with two central heating radiators. Opens directly into the dressing room.

DRESSING ROOM

13'3" x 9'7"

A really generously proportioned dressing room with bank of fitted wardrobes. Central heating radiator.

EN-SUITE

12'1" x 9'

White suite comprising a low flush lavatory, bidet, double shower enclosure, wash hand basin and a panelled bath with shower mixer taps. Central heating radiator.

BEDROOM TWO

17'7" x 12'1"

A wonderful light room with windows to three sides overlooking the garden. Central heating radiator.



EN-SUITE

Shower enclosure, wash hand basin and low flush lavatory. Central heating radiator.

BATHROOM

Suite comprising a panelled bath with shower mixer tap, low flush lavatory, wash hand basin and separate double shower enclosure. Ladder style towel rail.

BEDROOM THREE

16'1" x 11'8"
A good sized double bedroom. Central heating radiator.

BEDROOM FOUR

16'3" max x 10'5" max
A generous double bedroom with central heating radiator.

BEDROOM FIVE

10'8" x 9'5"
Overlooking the garden. Central heating radiator.

OUTSIDE TO THE FRONT

A post and rail fence runs along the front boundary with a five bar gate opening onto a stoned drive leading to a parking area in front of the house and the DOUBLE GARAGE. The front garden is principally lawned.

DOUBLE GARAGE

There is a pedestrian door to the rear and the current owners use this for storage and a snooker room.

THE MAIN GARDEN

Adjoining the house is an extensive terraced area perfect for outdoor dining and entertaining. The garden is lawned with a flower and herbaceous border running up one side. In the far corner of the garden is a raised deck. A childrens' wooden play house is included in the sale.

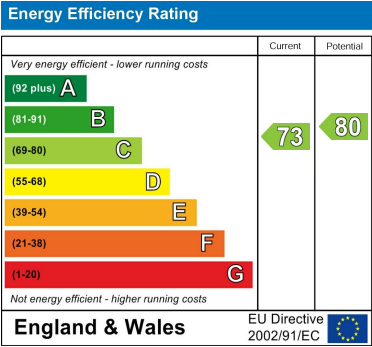
IMPORTANT NOTE

The house is approached along an unadopted drive

leading from Breach Lane. The house benefits from an alarm, CCTV cameras (accessible from a mobile phone) and the boiler was replaced in January 2024.

COUNCIL TAX

Hinckley & Bosworth Tax Band G.























Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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