



28 Station Road,
Desford,
Leics, LE9 9FN





£925,000

GENERAL

A superb contemporary family house in prime Desford location. Station Road is, without doubt, considered to be one of the most desirable places to live in the village. No. 28 is a beautifully styled family house which has been substantially extended and re-modelled over recent years. At the heart of the property, there is a sensational living kitchen with garden room, an elegant sitting room, formal dining room and home office. On the first floor there is a sumptuous master bedroom with en-suite, a guest bedroom with en-suite, two further double bedrooms and family bathroom. Outside there are mature south facing gardens, a gated parking area and a double garage.



LOCATION

Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, Nusery, doctors' surgery, dentist and various sports clubs. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth home to the Dixie Grammar School lies to the West.

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. There is an engineered oak floor, balustrade staircase rising to the first floor, cloaks cupboard and door to garage. Central heating radiator.

CLOAKROOM

Low flush lavatory, wash hand basin. Central heating radiator.

SITTING ROOM

18'2" x 11'

A lovely light room with double doors opening from the reception hall and sliding doors opening into the garden. There is a gas fire set in contemporary surround and central heating radiator.

DINING ROOM

16'9" max x 10'1"

An elegant room with double doors to the reception hall. Engineered oak flooring, coving to the ceiling and sliding patio doors opening into the garden. Central heating radiator.

HOME OFFICE

11' x 10'6"

The home office has been fitted with a superb range of bespoke walnut style fitted furniture with shelving, cupboards and a desk. Central heating radiator.

LIVING KITCHEN

A sensational living space with an overall depth of 44ft.

KITCHEN AREA

19'5" x 10'1"

The kitchen is fitted with a comprehensive range of cream base and wall cabinets with polished granite work surfaces and tiled splashbacks. Integrated appliances include a "Neff" five ring gas hob with extractor over, a double oven also by "Neff", a dishwasher and wine fridge. There is also space for an American style fridge/freezer. Inset sink and drainer unit with mixer tap over. High gloss tiled flooring and opening into the garden room.

GARDEN ROOM

25' x 11'4"

A glorious light space with windows wrapping round to side of the room overlooking the garden. There is a large sky light, underfloor heating and sliding doors opening onto the garden.

UTILITY ROOM

8' x 6' max

Fitted base units with granite work surface to match those in the kitchen. There is also a cupboard with plumbing for a washing machine. Door to garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

A beautiful light space with a picture window overlooking the garden. There is a linen cupboard, central heating radiator. Doors to the bedrooms and family bathroom.

MASTER BEDROOM

18' x 16'

A really stylish room, overlooking the garden, which is divided into a sleeping and dressing area. In the dressing area, there is a bank of wardrobes with sliding doors running along one wall and also a dressing table with

Corian counter top. Two central heating radiators. (First measurement to wardrobe front).

EN-SUITE

A luxurious en suite with large walk in shower with sliding doors, a double floating wash hand basin with designer taps by "Grohe" and heated mirror over. There is also a lavatory with a "Gerberit" flushing mechanism, fashionable tiling to the floor and walls. Underfloor heating.



GUEST BEDROOM

16'7" x 12'4"

An elegant room with coving to the ceiling and central heating radiator. DRESSING ROOM.

EN-SUITE

Large walk in shower, floating wash hand basin with cupboard under, heated towel rail, low flush lavatory. Underfloor heating.

BEDROOM THREE

15'3" x 11'1"

Overlooking the garden. Bank of fitted wardrobes, central heating radiator.

BEDROOM FOUR

11'1" x 10'9"

A double bedroom with central heating radiator.

BATHROOM

Suite comprising a panelled bath, wash hand basin, low flush lavatory, shower enclosure, ladder style towel rail.

OUTSIDE

The house is approached through electric gates with magnificent brick pillars to either side opening onto a block paved parking area with lawn to one side.

DOUBLE GARAGE

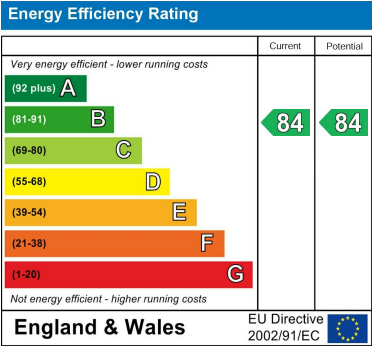
With two electric up and over doors.

THE GARDENS

The south facing gardens are beautifully landscaped. Immediately adjoining the house there is a terrace which is accessed via sliding patio doors from all the principal rooms. The garden is lawned with flower and herbaceous borders.

COUNCIL TAX

Hinckley and Bosworth council 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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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk