



Small Barn Desford Lane,  
Peckleton,  
Leics, LE9 7RB









£558,000

#### GENERAL

The Small Barn is a stylish, contemporary conversion in a lovely country setting. The barn has been converted with considerable flair and sensitivity, creating a wonderful family home. The accommodation is well laid out with a contemporary open plan living area, three double bedrooms, one of which has an en suite and a luxurious bathroom. Outside, there is a good sized and private rear garden, together with a double garage in the courtyard. There is an air source heat pump and underfloor heating, creating a comfortable living environment. The present owners have also installed solar panels which significantly reduces the running costs. The Small Barn is approached down a long private drive from Desford Lane, leading to a block paved courtyard in front of the barn.



## LOCATION

The Barn sits between Desford & Peckleton. Peckleton is a pretty village located midway between Hinckley and Leicester. It is well located for access to the motorway network including the M1 and M69. There are a comprehensive range of shops and schools in the nearby village of Desford. The historic town of Market Bosworth is a few miles to the West which is home to the highly regarded Dixie Grammar School. There are also some fine restaurants, a marina and various sports clubs. There is a high speed rail service to London St Pancras from Leicester and from Nuneaton, there is a rail service into London Euston. Birmingham International Airport is also within easy distance.

## THE BARN

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

## RECEPTION HALL

There is a large storage cupboard with mirrored fronts, tiled finish to floor opening into open plan living area.

## SITTING ROOM

18'8" x 17'

An impressive room with a real feeling of space as there is a full height vaulted ceiling. There is a French door opening onto the garden, full height windows overlooking the courtyard, wall lights and an oak boarded floor. Opening into the kitchen.

## KITCHEN

14'8" x 10'5"

The kitchen is fitted with a fashionable range of base and wall units with quartz work surfaces over and an inset sink and drainer unit. Integrated appliances include a five ring gas hob with extractor in an "Alisa" canopy over, single oven, integrated dishwasher, fridge/freezer and plumbing for washing machine. Glass splashbacks, under unit lighting and inset ceiling spotlights.

## MASTER BEDROOM

14' x 14'9" max 9'6" min

A charming room with an oak boarded floor, French door opening into the garden and fitted wardrobes with mirrored fronts.

## EN-SUITE

Shower enclosure with rainfall and hand held shower attachment, wash hand basin set on floating vanity unit, low flush lavatory with Gerberit double flush system.

## BEDROOM TWO

11'10" x 8'8"

Oak boarded floor. French door opening into the garden.

## BEDROOM THREE

10'6" x 9'

A double bedroom with oak boarded floor. Overlooking the garden.

## BATHROOM

A luxurious bathroom with suite comprising a panelled bath with rainfall and hand held shower attachments and shower screen, wash hand basin on vanity unit, low flush lavatory with a Gerberit double flush system.

## THE GARDEN

There is a really good sized garden to the rear with views overlooking open fields - the barn has a large terrace adjoining the barn which can be accessed from the sitting room and two bedrooms creating a wonderful outdoor space for dining and entertaining. A garden shed is included in the sale.

## DOUBLE GARAGE

19'6" x 18'10"

Double garage with sets of double doors.

## IMPORTANT NOTE

The Barn is approached down a long private drive, along which they have a right of way, from Desford Lane leading to a block paved courtyard in front of the barn.

## COUNCIL TAX BAND

HBBC Tax Band E



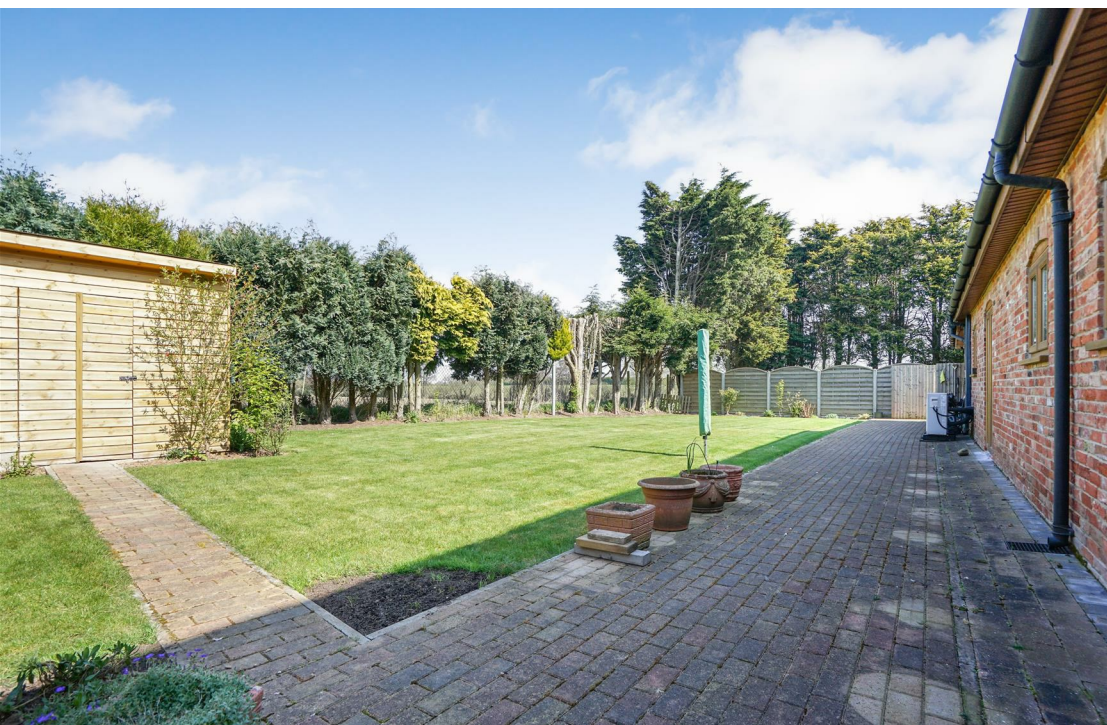






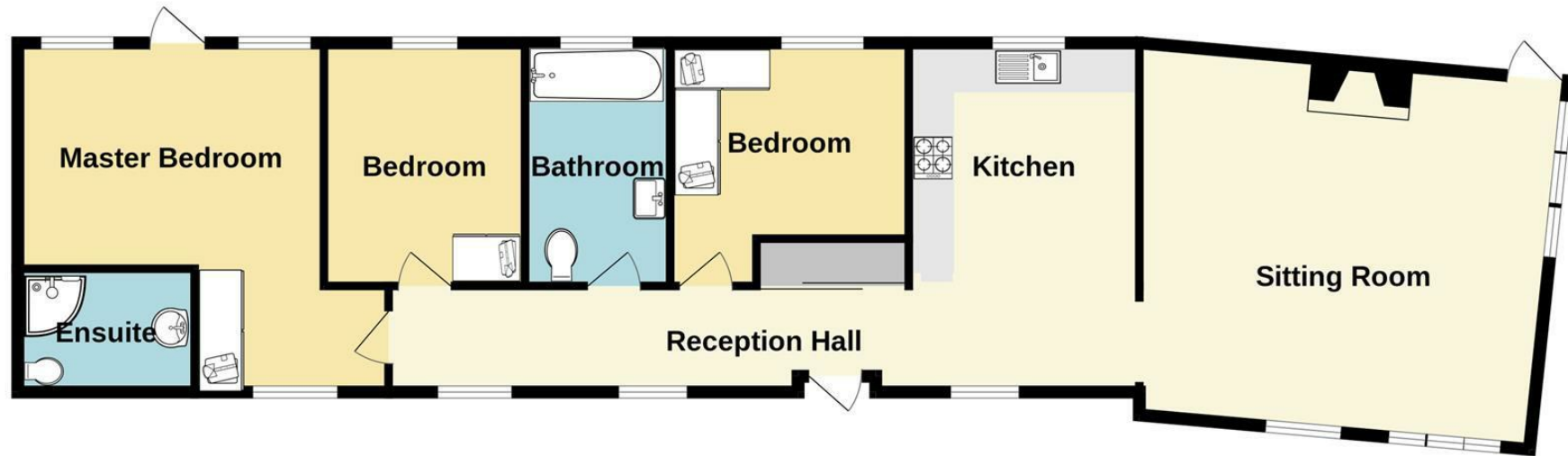








# Ground Floor



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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