

THE BURDETT Paddock

FLECKNEY LANE, ARNESBY, LEICESTERSHIRE LE8 5WL

GUIDE PRICE : £800,000



Nestled in the serene embrace of Arnesby, this unique, four-bedroom family home occupies a tranquil setting on a plot extending to approximately 0.33 acres, boasting a secluded position, set back from the road.

Porch • entrance hall • three reception rooms • dining kitchen • master bedroom • terrace • en-suite • three further bedrooms • bathroom • in and out driveway • oak built double car port, attached shed and log store • private rear gardens • brick outbuilding thought suitable for gym/home office/garden room • EPC - C

Location

This friendly countryside village has an award-winning Indian restaurant, primary school, and a village hall which is a hub of activity, hosting everything from film nights, exercise classes and a book club (a WhatsApp group and newsletter showcase the events within Arnesby and neighbouring villages). The location is a walker's delight with numerous footpaths to local pubs and garden centres all around (including just across the road). It is a 30 minute walk (5 minute drive) to Fleckney, with a Co-Op, post office, sports centre, chip shop, Chinese takeaway and public houses. A 10 minute drive to Wigston, with a wider range of shopping and less than 10 minutes drive to Countesthorpe, with an excellent health centre and pharmacy. The area is conveniently located for access into Market Harborough, Leicester, Rugby and Lutterworth, with three mainline railway stations within approximately 25 minutes' drive, making London's St. Pancras an easy commute and the M1 motorway junctions 20 and 21 both just 20 minutes away. **If you're looking for a rural retreat and village charm but want everyday conveniences nearby, Arnesby is the perfect setting.**

Accommodation

A grand "in and out" driveway welcomes you and provides ample parking. Stepping through the porch and into the entrance hall, on the left you are greeted with a large, light and airy reception room with an open fireplace, overlooking the front of the property. The hall leads you past the ground floor cloakroom and the double doors accessing the kitchen, to two further reception rooms. To the left overlooking the front and side garden is another spacious bright and versatile room. On the right, an impressively large room, again filled with light being dual aspect, with a bespoke brick fireplace housing a dual fuel log burner with room to stack logs. and having patio doors opening onto the south facing rear garden.

The cleverly designed kitchen has the practicalities of cooking combined with dining together; there is an abundance of storage and seamless wraparound Corian preparation surfaces with an undermounted one and a half bowl sink and drainer unit with waste disposal and boiling water tap. High specification integrated appliances include a Bosch dishwasher and range style cooker with a five-ring gas hob, two ovens, a grill and a plate warmer with extractor unit above, tiled flooring continues into a dining area, with ample space for seating and patio doors opening out onto the garden. A separate utility room houses the Worcester boiler, an integrated Bosch freezer and provides further storage, a sink, space and plumbing for an automatic washing machine and tumble dryer, and a door to the side courtyard (which is large enough to park a car in) with a brick outbuilding enjoying views of the garden (currently used as a gym but would make an ideal office or garden room).

The first floor landing has a window to the side and houses a deep walk-in cupboard. Bedroom two is a double bedroom, full of character with curved ceilings, high-quality built-in wardrobes and vanity unit, and a window affording beautiful views to the front. The family bathroom houses the built-in airing cupboard and has a walk-in shower, a bath with shelving, a Corian vanity top with inset moulded twin wash hand basins and storage beneath, an enclosed WC, a heated circular towel rail and tiled flooring.







Bedroom four has a window with views to the front and high-quality built-in wardrobes, a desk, and eaves storage. Bedroom three is also a double room, enjoying beautiful dual aspect windows to the front and side showcasing the surrounding countryside, with characteristic ceilings and eaves storage. The huge master bedroom has a fantastic range of wardrobes, cupboards and drawers plus a walk-in wardrobe, a window overlooking the rear garden, patio doors leading onto a roof terrace, and an en-suite with a curved corner shower, Corian vanity top with inset moulded wash hand basin and storage under, an enclosed WC, heated circular towel rail and tiled floor.

Outside

The property is approached via a double gated, block paved "in and out" driveway providing ample parking and access to an oak-built double car port with attached shed and undercover log store. Gated access both sides of the property leads to a private garden, mainly laid to lawn with patio entertaining areas, mature fruit trees and shrubs and a wildflower garden (previously a vegetable patch), all backing onto hedged paddock land.

Tenure: Freehold

Local Authority: Harborough District Council, **Tax Band:** E

Services: The property is offered to the market with gas-fired central heating and all mains services but has a private water supply.

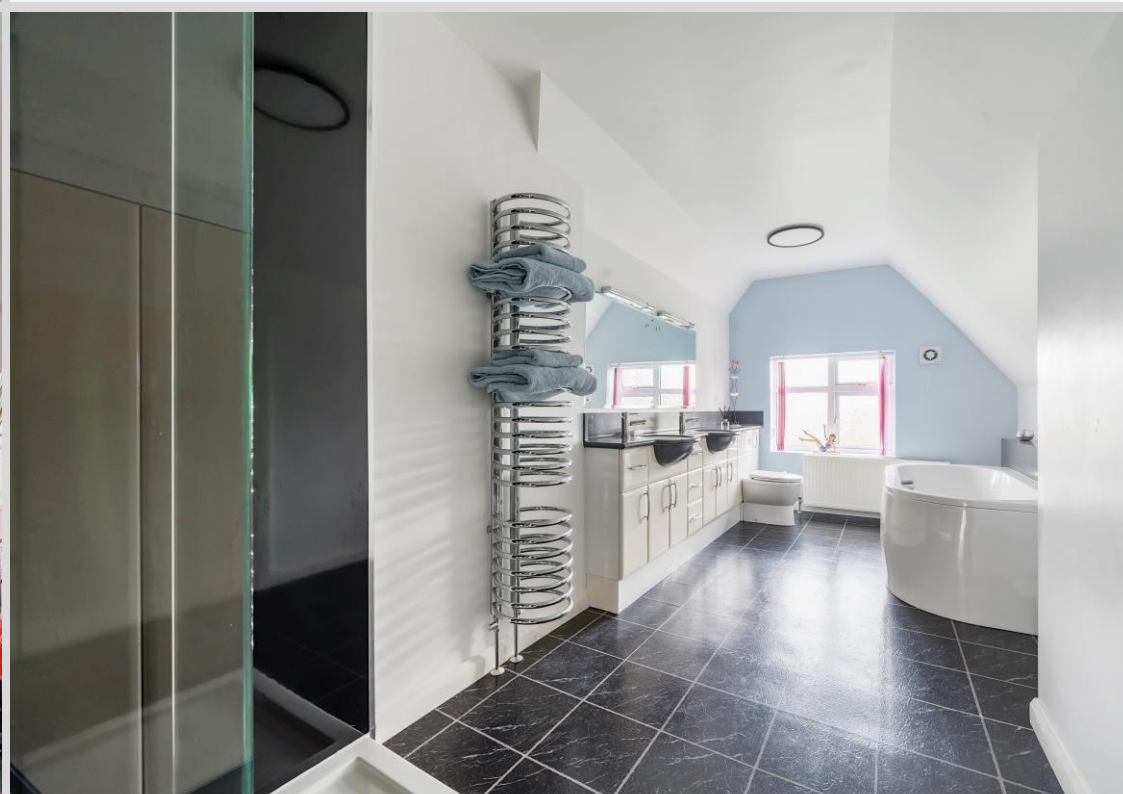
Conservation Area: No, however doors are NOT permitted to fitted to the garage.

Broadband delivered to the property: Full Fibre & Mobile 4G and 5G broadband, 48mbps.

Wayleaves, Rights of Way & Covenants: Western power have a Wayleave in place.

Flooding issues in the last 5 years : None.

Other : The property has a chancel repair liability (have an insurance policy to cover church repairs. cost approx £90).









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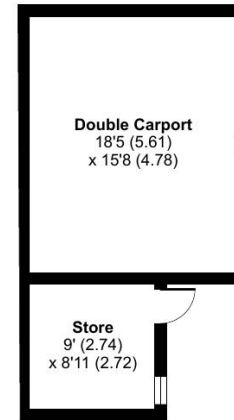
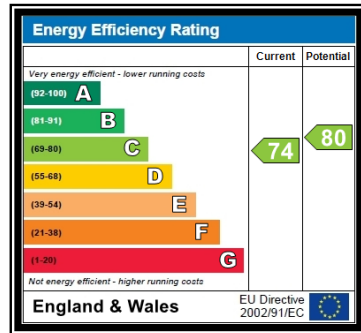
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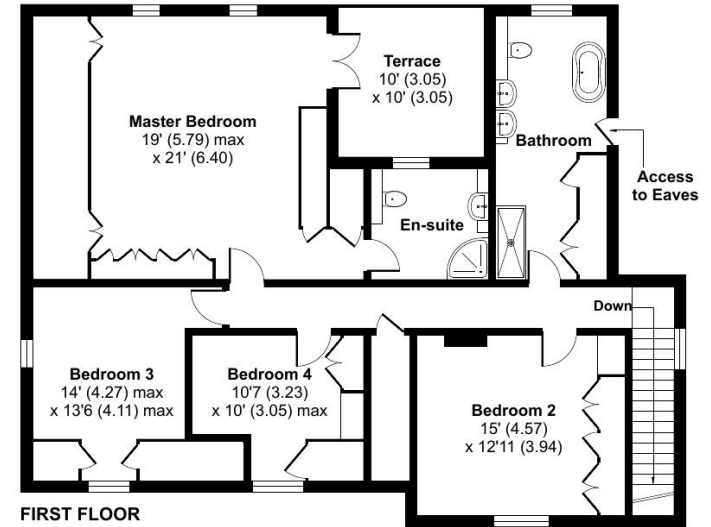
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Measures and Other Information
 All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased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



OUTBUILDING 2

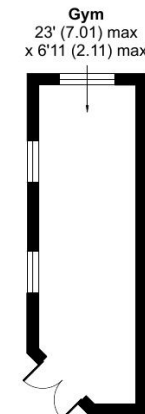


FIRST FLOOR

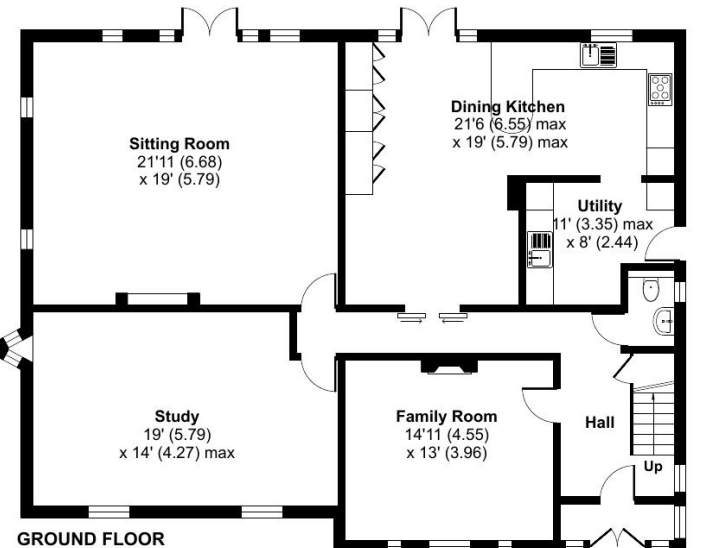
The Burdett Paddock
 Fleckney Lane, Arnesby, Leicestershire LE8 5WL

Total Approximate Gross Internal Floor Area
 House = 2946 SQ FT / 273 SQ M
 (excluding car port)
 Outbuildings = 234 SQ FT / 21 SQ M

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



OUTBUILDING 1



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for James Sellicks Estate Agents. REF: 1102138