



Wilkinson Lane, Elmeſthorpe



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£975,000

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Key Features

- Five Double Bedrooms, En-suite Shower Room & Two Family Bathrooms
- Individual Detached Family Home
- Two Contemporary Breakfast Kitchens
- Seven Reception Rooms
- Versatile Accommodation
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- EPC rating C
- Freehold





Set on a private plot behind gates, this individual detached home features an original mansard roof and has been remodelled and extended over the years to provide versatile and flexible accommodation which could ideally suit two families living side by side and accommodation plus a business. The layout offers an extended breakfast kitchen with a vaulted ceiling and 'Bosch' appliances, a second breakfast kitchen with full integrated appliances and multiple reception rooms. The first floor is divided into two sections, the main landing serves three double bedrooms and a bathroom. The main bedroom benefits from an en-suite and another has a walk-in loft space. A second landing leads to two further double bedrooms and a bathroom. Outside there are established gardens, two garages and parking for multiple vehicles.

Accommodation

The accommodation is entered via a front entrance door into a useful porch providing the perfect place for your coats and shoes. An internal door leads to the: There is a door to the study which features a gas fireplace and bay window to the front elevation.

Entrance Lobby

Presented with Karndean flooring and offering a central heating radiator and staircase rising to the first floor. Internal doors give access to the study and breakfast kitchen.

Study 5.60m x 3.41m

Positioned around a feature gas fireplace and offering a bay window to the front elevation as well as a window to the side elevation, the study offers a central heating radiator and coving. Sliding glazed door leads to the formal dining room.

Extended Breakfast Kitchen 6.01m x 6.78m

The heart of the home, a particular selling feature of

the accommodation is the light and airy kitchen enlarged by an extension to the side and features a vaulted ceiling with a velux window, perfect for families and those occasions when entertaining. Fitted with a contemporary range of wall mounted and base units with complementary solid wood work surfaces over and matching splashbacks. Features include a double Belfast sink, integrated 'Bosch' washing machine and 'Bosch' dishwasher, 'McCoy' range cooker, wine rack and space for a fridge freezer. Featuring an Irish slate wall, there is also a access to a useful storage cupboard under the stairs, dual aspect glazing, rear access door and access to a guest cloaks/WC.

Garden Room 8.01m x 3.04m

Enjoying lots of natural light provided by three velux windows as well as glazing to the side overlooking the established rear garden, the garden room is a fabulous addition to the accommodation and offers doors leading to further reception rooms.

Dining Room 3.37m x 4.95m

Open with the garden room and providing the perfect place for formal dining, the reception area is presented with Karndean flooring and offers a central heating radiator.

Sitting Room 5.09m x 5.33m

The enlarged sitting room is positioned around a feature wood burner and offers a window to the side as well as french doors opening out onto a decking area.

Snug 4.31m x 4.24m

Ideal for use as a cosy snug, home office or playroom, there is double doors opening out into the decking area as well as coving and a ceiling fan. A door leads to the:

Inner Hall & Guest WC

With a staircase rising to the second landing, contemporary style radiator and coving. A door leads to a modern guest WC fitted with a two piece suite comprising a wc and wash hand basin. Doors lead to a second sitting room and breakfast kitchen.

Lounge Diner 5.85m x 8.23m





Affording plenty of space for both comfortable sitting and formal dining, the larger than normal reception room is presented with Karndean flooring and is positioned around a wood burner. With a contemporary radiator, two electric heaters, wall lights, double doors to the driveway and a rear access door.

Hobby Room 4.40m x 3.21m

Originally a garage, there is a bay window to the front elevation, two electric heaters, spotlighting and ceiling coving.

Breakfast Kitchen 3.35m x 5.55m

Affording space for a table and chairs, the kitchen is fitted with a modern range of wall mounted and base units with complementary work surfaces over, matching splashbacks and soft closing drawers. Features include a built in 'Electrolux' oven, 'Electrolux' hob with extractor hood above, 'Electrolux' microwave, 'Electrolux' dishwasher, 'Indesit' washing machine and an integrated fridge freezer. With dual aspect glazing and a contemporary radiator.

Main Landing

Giving access to three double bedrooms and a bathroom, with a velux window.

Bedroom One 4.86m x 3.52m into robes

A double room enjoying the use of built in wardrobes, with dual aspect glazing and access to the en-suite shower room measuring 2.00m x 1.81m and is fitted with a modern three piece suite comprising a shower enclosure, wash hand basin and wc.

Bedroom Two & Walk in Loft Space 3.13m not into robes x 4.17m

A second double room enjoying the use of built in wardrobes, with dual aspect glazing, central heating radiator and access to a larger than normal walk-in loft space providing useful storage.

Bedroom Three 2.38m x 3.08m

Another double room offering a window to the side elevation, built in wardrobe and central heating radiator.



Family Bathroom 1.77m x 3.09m

Fitted with a three piece suite comprising a low level flush WC, hand wash basin with mixer taps set into a vanity unit with cupboards under, Jacuzzi whirlpool bath with mixer taps and an enclosed shower cubicle with bi-folding door, all with complementary tiled surrounds. There is also a 'Mylek' heater, shaver socket and window to the side elevation.

Second Landing

Giving access to two double bedrooms and another family bathroom, with a window to the front.

Bedroom Four 3.55m not into robes x 3.97m

A double room offering built in wardrobes, window to the side elevation, coving and a central heating radiator.

Bedroom Five 4.31m x 2.91m

Another double room offering a window to the side elevation, ceiling coving, central heating radiator and built in storage.

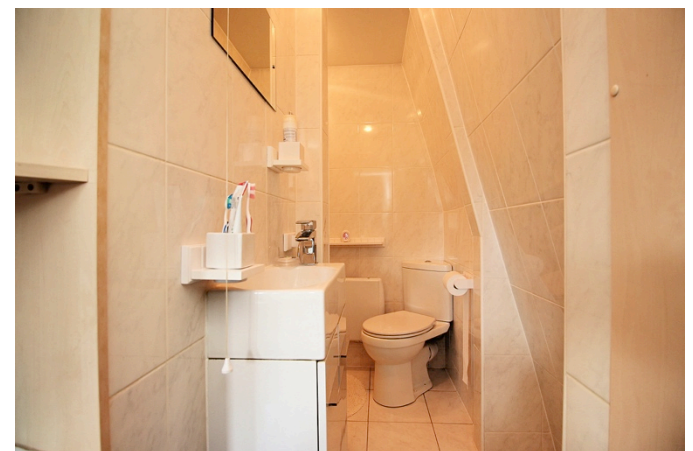
Family Bathroom 2.41m x 2.00m

Comprising a p-shaped bath with shower over and screen, countertop bowl with storage beneath and wc, with a heated towel rail and a window to the rear elevation.

Outside

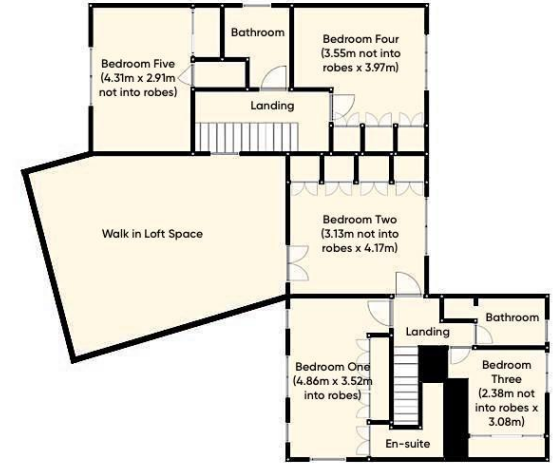
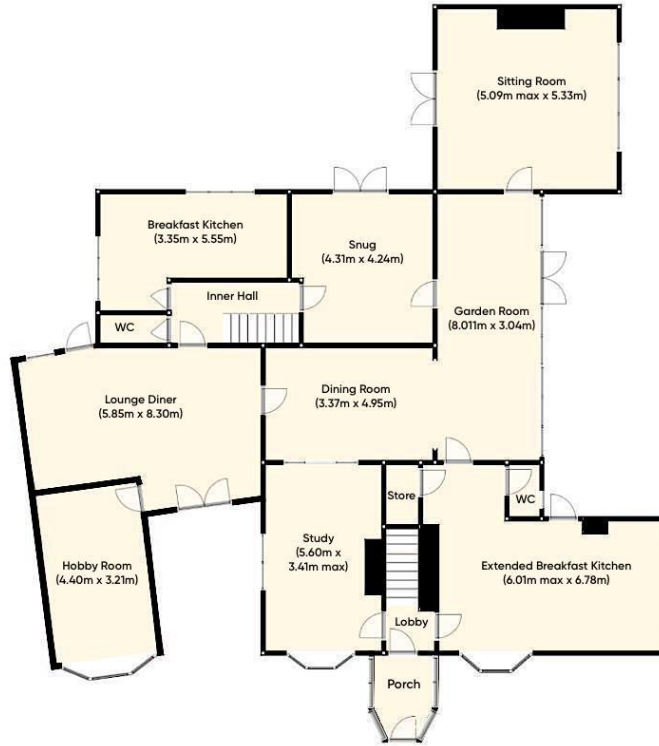
Accessed via electric wrought iron gates, with a sweeping gravelled driveway providing parking for several vehicles with access to two single garages. The property has PIR security lighting around the perimeter of the property and an ADT alarm system. There is also outside sockets and water taps. Set on a mature plot with maintained landscaped gardens with a variety of mature trees, shrubs and flower borders, ornamental bridge, paved areas providing ample seating areas. To the rear is a fully enclosed garden offering a paved courtyard area with a log store and steps leading to an further enclosed garden. Steps up to a raised decked area providing an ideal outdoor entertaining space with two wind out awnings and open views to the rear. There is also a useful storage area located beneath the sitting room.







Aylmer House
 Total (Excluding Loft Space) - approx 3674.43 sq.ft



Location

The village of Elmesthorpe is found near to the A47, south-east of Earl Shilton and close to Hinckley. The village is close to two train stations: Hinckley, which is approx 3 miles away, and Nuneaton, which is about 7 miles away. There is also a local train station at Narborough, which is approximately four miles away. The property offers views of the mediaeval Church of St. Mary's, which dates to as early as 1280, and the town hall. The community is well connected to the M69, M6, and M1.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band G. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Please be advised that changes have been made to the property that could result in the tax band changing should a relevant transaction take place i.e. if the property is sold.

Viewing Arrangements

Viewings are strictly by appointment only.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

