



PE PICKER
ELLIOTT
ESTATE AGENTS

Applebee Road, Burbage LE10 2LJ

£1,150,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Picker Elliott estate agents are delighted to have been favoured with bringing to the market this beautifully presented, detached family home. Approached via a private drive, which is relatively hidden, leads to this individually designed, greatly improved and very well presented detached home. The accommodation of approximately 4282 sq ft stands impressively at the centre of its 3/4 acre plot (the adjoining paddock may be available via separate negotiation) has been finished to a spectacularly high standard briefly comprises, reception hall, cloak room, w.c, spacious through lounge, separate dining room, study or family room, impressive refitted living kitchen dining room, large utility and a impressive sun room. To the first floor, the galleried open landing leads to 5 large bedrooms, master bedroom with dressing room and large ensuite, bedroom 2 with an ensuite, and a family bathroom. Outside, the property is approached via gated access with a sweeping drive that leads to the very large underground garage. EPC: C. Council tax band : F.



Vendors comment

We purchased the original dormer bungalow in 2003 from Jim and Jean Paul. Directors of renowned local builders of Burbage. The bungalow had been purpose built for them in 1982. The 2 acre paddock to the rear of the property is still owned by the Paul family and is an enclosed plot. The family were always keen to stop developers buying our plot which is why there was a 20 year restriction on development and the family had offered us the paddock for purchase in the past, but we weren't interested at the time. We extended the house in 2016/2017 by removing the roof, installing a new first floor and a 4 metre side extension to give the new house a more symmetrical appearance. The main contractor was Jon Warner Builders from Sharnford and all the internal oak works were designed and installed Parker & Morewood from Nuneaton. We have loved living here, bringing up our family in this quiet, but convenient oasis, but now find it is too large for our needs.

Enter Via Contemporary Oak Door into

Reception Hall

19'5 x 7'6 (5.92m x 2.29m)

With full length double glazed windows to front, oak dog leg staircase with oak spindled balustrade to first floor gallery landing, oak flooring, integrated vacuum system connector and door to

Cloak Cupboard

7'6 x 4'6 (2.29m x 1.37m)

With opaque double glazed window, oak flooring, pedestal wash hand basin, radiator and further door to

Cloakroom

7'6 x 2'5 (2.29m x 0.74m)

With low level flush WC, opaque double glazed window and oak flooring.

Spacious Through Lounge

33'6 x 13'5 (10.21m x 4.09m)

Entering through oak double doors with double glazed window to front, double glazed bay window to rear, oak beam, two radiators, television point, multi fuel stove with oak beam over and stone hearth.

Dining Room

15'6 x 11'5 (4.72m x 3.48m)

With double glazed double doors to patio and double radiator.

Living dining Kitchen

19'5 x 16'5 (5.92m x 5.00m)

Kitchen area with a comprehensive range of base and wall units, granite work surface over with matching up stands to splash back, under cupboard lighting, Neff 5 ring gas hob with extractor hood over, built in Neff double oven and Neff microwave, tiled flooring, double glazed window, Belfast sink with mixer tap, integrated dishwasher, integrated fridge, inset spotlights, double glazed window, central island unit with storage cupboards, shelves and wooden top. Dining area with built in cupboards, radiator, double glazed window, inset spotlights, tiled flooring and door to

Large Utility

18'1 x 9'1 (5.51m x 2.77m)

With tiled flooring, space for American fridge/freezer, base units with square edge work surface over, tiling to splash back, inset drainer sink with mixer tap, space and point for washing machine, space for tumble dryer, double glazed window to side, radiator and opaque double glazed door to rear with boot and coat area.

Study/Sitting Room

16'3 x 12'2 (4.95m x 3.71m)

With double glazed window and radiator.

Morning Room

17'0 x 12'9 (5.18m x 3.89m)

Fully double glazed, inset spotlights, tiled flooring, under floor heating and double doors to patio.

First Floor Gallery Landing

13'9 x 34'8 (max) (4.19m x 10.57m (max))

With oak spindle balustrade, double glazed window to the front, two radiators, access to loft with drop down hatch, ladder, fully boarded and having trusses and oak doors leading to

Master Bedroom

21'10 x 13'5 (6.65m x 4.09m)

With double glazed window, double radiator and door to

Dressing Room

9'6 x 12'3 (to wardrobe) (2.90m x 3.73m (to wardrobe))

With double glazed window and double radiator.

En Suite

10'5 x 11'8 (3.18m x 3.56m)

With low level flush WC, his and hers contemporary floating sinks, large walk in shower with rain effect shower head and glass screen, tiled flooring, radiator, inset spotlights, extractor fan and opaque double glazed window.

Bedroom Two

13'4 x 13'8 (4.06m x 4.17m)

With double glazed window, double radiator and door to large useful storage cupboard and further door to

En Suite

7'0 x 5'9 (2.13m x 1.75m)

With enclosed low level flush WC, double glazed opaque window to side, vanity sink unit, inset spotlights, extractor fan, enclosed and tiled walk in shower, tiling to surrounding splash back areas, tiled flooring and chrome towel radiator.

Bedroom Three

13'3 x 12'5 (4.04m x 3.78m)

With double glazed window and double radiator.

Bedroom Four

10'8 x 12'2 (3.25m x 3.71m)

With double glazed window and radiator.

Bedroom Five

11'0 x 9'5 (3.35m x 2.87m)

With double glazed window and radiator.

Bathroom

12'2 x 7'9 (3.71m x 2.36m)

With low level flush WC, vanity sink unit, square P shape bath with glass shower screen and rain effect shower head over, inset spotlights, extractor fan, chrome towel radiator and opaque double glazed window.

Underground Garage

32'1 x 15'8 (9.78m x 4.78m)

With double roller electric door, power and lighting, recess additional storage area and opening through to

Boiler Room

11'7 x 8'7 (3.53m x 2.62m)

With boiler, water tank and lighting.

Large Storage

18'9 x 8'6 (5.72m x 2.59m)

Offering excellent potential for wine cellar/private home office and has door and steps leading back to kitchen.

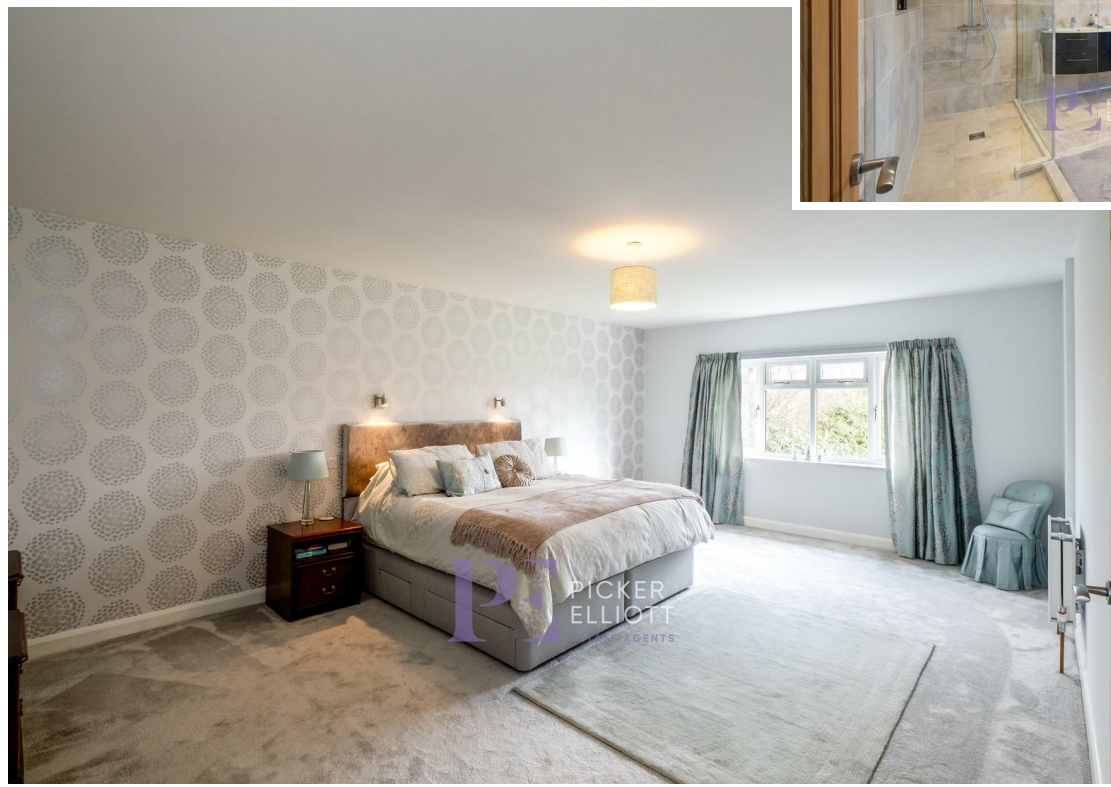
Outside

The property occupies a plot of approx 3/4 acres, entirely surrounded by lawned gardens with mature shrubs and trees, large gravelled driveway approached via double electric gates which leads to underground garage. To the rear there is a large timber and steel storage shed, summer house (18'3 x 11'5) with swim spa, lighting and heating, (swim spa is available via

negotiation), outside electric charging point, patio areas, there is also a gardeners toilet with low level flush WC and wash hand basin. There is an agricultural access to the adjoining paddock (the paddock is not part of the property sale but may be available via separate negotiation).

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
 5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
 7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.
 8. All main services are understood to be connected but have not been tested by the Agents.
 9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).
 10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.
- MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, 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. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

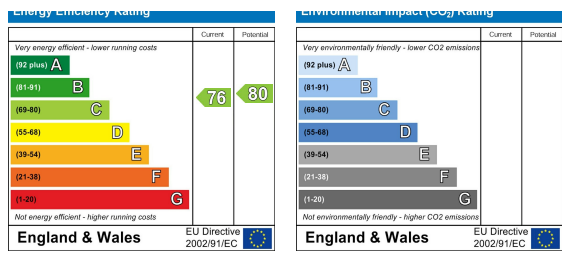




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Total Area: 397.8 m² ... 4282 ft²
 All measurements are approximate and for display purposes only.



Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

