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Peckleton Lane, Desford LE9 9JU

£525,000

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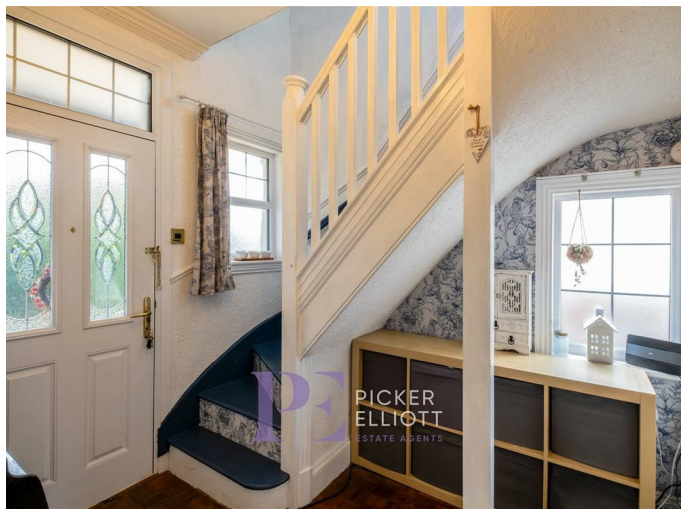
Nestled in the charming village of Desford, along the picturesque Peckleton Lane, this stunning character property awaits its new owners. Dating back to the late 1911 (in parts), this detached house exudes elegance and history.

Boasting two spacious reception rooms, each with a stunning log burner, four cosy bedrooms, and a spacious family bathroom, this property offers a comfortable and inviting living space spanning 1,478 sq ft. The allure of this home is further enhanced by its ample parking for up to 5 vehicles, and it's absolutely stunning wrap-around garden; a rare find in this quaint village setting.

Situated in a popular village location, residents can enjoy the tranquillity of open countryside right on their doorstep. With a generous plot size of close to a quarter of an acre, there is plenty of outdoor space for gardening enthusiasts or those seeking a peaceful retreat.

One of the most exciting features of this property is the huge scope it offers for extension or reconfiguration, subject to planning and other regulations. Whether you dream of expanding your living space or creating a bespoke layout, the possibilities are endless with this gem of a home.

Don't miss this rare opportunity to own a piece of history in a sought-after village location with the potential to tailor it to your desires. Book a viewing today and step into the timeless charm of this Georgian beauty on Peckleton Lane. EPC: D. Council tax band: E.



Enter Via Composite Double Glazed Front Door into

Entrance Hallway

With hardwood parkay flooring, stairs leading to first floor, two UPVC double glazed windows with frosted glass, central heating radiator, wood panelling to walls, original coving, picture rail and original door leading into

Front Sitting Room/Snug

12'11" x 14'0" (3.962 x 4.270)

With carpet flooring, UPVC double glazed bay window and a further UPVC double glazed window, both looking out over the front garden, central heating radiator, original Morsø log burner with brick fireplace, wooden surround, brick and tiled hearth.

Lounge

17'4" x 10'10" (5.284 x 3.326)

With carpet flooring, UPVC double glazed bay window with additional UPVC double glazed window both looking over the rear garden, original Morsø log burner, brick hearth and surround, central heating radiator and access to

Large Walk in Pantry/Store Room

3'11" x 10'0" (1.207 x 3.067)

With two UPVC double glazed windows, original quarry tile flooring, ample amounts of built in shelving and storage space.

Kithcen/Diner

13'0" (max) 13'1" (max) (3.963 (max) 4.010 (max))

Range of floor and wall mounted kitchen units seated beneath roll edge wood effect work surfaces, tiling to splash back, two and a half bowl stainless steel sink with mixer tap, space for range cooker with matching extractor, two UPVC double glazed windows, one looking over the rear garden, one looking over the side of the property, space for a dishwasher and a washing machine, space for American style fridge/freezer, central heating radiator and access to

Rear Lobby

With quarry tile flooring, UPVC double glazed door with frosted glass opening out onto the rear patio, access to additional storage cupboard which houses the Worcester Bosch boiler and door to

Downstairs Cloakroom

With quarry tile flooring, wall mounted wash basin with tiling to splash back, low level button flush toilet and UPVC double glazed window with frosted glass.

First Floor Landing

With original wooden floor, two UPVC double glazed windows, one to the front aspect, one to the side aspect, central heating radiator, loft access, a further UPVC double glazed window looking out over the rear garden and door leading to

Bedroom One

14'0" (max) x 12'10" (4.271 (max) x 3.934)

With three UPVC double glazed windows, two looking out to the front aspect, one looking out to the side aspect, carpet flooring and central heating radiator.

Bedroom Two

13'1" x 11'5" (4.01 x 3.50)

With central heating radiator and UPVC double glazed window looking out over the rear garden.

Bedroom Three

10'11" (max) x 8'4" (max) (3.34 (max) x 2.56 (max))

With UPVC double glazed window to the side aspect, numerous built in shelving and central heating radiator.

Bedroom Four

8'5" (max) x 10'10" (max) (2.584 (max) x 3.311 (max))

With wood flooring, central heating radiator and two UPVC double glazed windows both looking out over the rear garden.

Bathroom

6'7" x 8'4" (2.02 x 2.56)

Fully tiled bathroom, tile effect flooring, central heated chrome effect towel rail, oval shape bath with main shower, glass shower screen, wash basin with vanity unit, low level button flush toilet, UPVC double glazed window with frosted glass and wall mounted extractor.

Outside

Wrap Around Garden

There is a large concrete courtyard with access to all outbuildings, lovely patio area with brick wall and views out over the garden, gated access to the lawned area and well stocked vegetable plot, timber fencing and hedges to the boundaries, the remainder of the garden wraps around the property and is mainly laid to lawn with mature bedding areas, trees and shrubbery, very private garden and gated access back to the front of the property.

To The Front of the Property

There is a gravelled driveway which would accommodate 3 vehicles, gated access to the rear garden and access to the garage via up and over electric garage door.

Out Building

5'6" x 12'9" (1.7 x 3.89)

A former tack room with single glazed window to the side aspect.

Second Out Building

15'1" x 12'9" (4.6 x 3.89)

This being a formal stable .

Further Storage Space

9'1" x 8'9" (2.78 x 2.69)

This is currently used as a wood store

Workshop

9'1" x 14'4" (2.78 x 4.39)

This has open plan access to the garage at the front.

Garage

16'0" x 19'3" (4.88 x 5.872)

With light and power, up and over electric garage door to the front and single glazed window to the side aspect.

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.

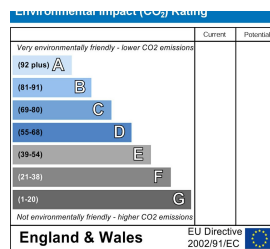
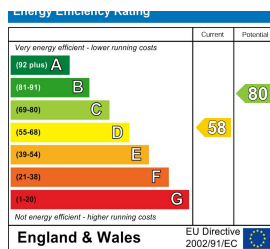
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10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express 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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