



Breach Lane, Leicester LE9 7FB

Offers In Excess Of £750,000

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Welcome to this stunning luxury detached home located on the outskirts of Earl Shilton. This property has been meticulously refurbished to the highest standards, offering a blend of elegance and modern comfort.

As you step inside, you are greeted by a spacious entrance hall, which leads to the main bedroom and provides access to the inner lobby and open plan living area. There is also a large indoor pool, with a bar and cinema to the first floor which is perfect for relaxation and entertainment.

Situated on a generous plot, this home boasts an ample rear garden, providing a tranquil outdoor space for you to enjoy. The flexible layout offers the opportunity to create a self-contained annexe, catering to various living arrangements.

Don't miss the chance to own this luxurious home that combines sophistication with leisure. Contact us today to arrange a viewing and experience the charm of this exceptional property firsthand.



Entering Via Composite Double Glazed Front Door in

Entrance Hallway

With tiled flooring, two UPVC double glazed windows with rounded tops, interior double doors into ground floor bedroom and further UPVC double glazed door into

Main Foyer

With tiled flooring, stairs leading to first floor, access to storage cupboard which houses the main RDC and open plan access through to

Open Plan Living Kitchen/Dining Area

25'3" (max) x 21'11" (max) (7.72 (max) x 6.69 (max))

With tiled flooring, under floor heating, two wall mounted electric heaters, open fireplace, range of kitchen units seated beneath square edge work surfaces, two ovens, built in microwave, built in coffee machine, integrated dishwasher, integrated fridge/freezer, composite sink with mixer tap, UPVC double glazed window to the front aspect, two UPVC double glazed sliding doors to the rear aspect and access to

Utility/Side Access

7'8" x 2'1'8" (2.352 x 6.621)

With tiled flooring, under floor heating, plumbing for at least one appliance, under counter space for a further two appliances, UPVC double glazed door with frosted glass to the front of the property, UPVC double glazed window looking out into the pool room, two roof lights and open plan access to

Sun Room

8'10" x 8'0" (2.694 x 2.445)

With a range of UPVC double glazed windows looking out over the garden, UPVC double glazed door opening out onto the rear patio and a further UPVC double glazed window looking into the pool room.

Indoor Pool Room

18'2" (max) x 39'11" (max) (5.542 (max) x 12.179 (max))

This room has recently been re furnished with heated pool, fully tiled flooring and walls, built in speakers, PVC cladding to ceiling with inset spotlights, pool cover, wall mounted air conditioning unit, two UPVC double glazed windows, UPVC double glazed sliding door accessing to original patio area and access to

WC/Shower Room

Tiled flooring, wash basin with vanity unit, button flush toilet, wet room designer walk in spa shower with body jets, wall mounted extractor, PVC cladding to ceiling with inset spotlights and additional access via ladder underground for the workings of the pool, pumps, consumer unit and heaters etc.

Study/Play Room/Bedroom

9'9" x 13'10" (2.996 x 4.241)

With tiled flooring, under floor heating, UPVC double glazed sliding doors opening out onto the rear patio and access to

Large En Suite Bathroom/Wet Room

9'8" x 9'7" (2.947 x 2.932)

Tiled flooring, walk in shower to the corner of the room with waterfall head, spa bath, wall mounted wash basin vanity unit, low level button flush toilet, fully tiled to all walls, inset spotlights to ceiling and under floor heating.

Ground Floor Master Bedroom

8'6" (max) x 16'3" (max into open wardrobe) (2.592 (max) x 4.976 (max into open wardrobe))

With access from the entrance hall, tiled flooring, under floor heating, open plan access to walk in wardrobe, storage cupboard, two wall mounted electric heaters, large open dressing area to the rear with built in wardrobes and UPVC double glazed bi folding doors opening to the rear patio, there is also access to the remaining garage space to the front via internal door and door to

En Suite

Tiled floor with under floor heating, walk in wet room corner shower cubicle with waterfall head, round wash basin with vanity unit, low level button flush toilet, fully tiled to all walls, inset spotlights to ceiling and wall mounted extractor.

First Floor Landing

With tiled flooring and access to two additional bedrooms

Bedroom Two

21'4" x 15'6" (max) (6.506 x 4.735 (max))

Tiled flooring, under floor heating, four roof lights with pull down blinds, open alcove style eaves storage, loft access and access to

En Suite

Tiled flooring, under floor heating, bath with mains shower, wash basin with vanity unit and low level flush button toilet.

Bedroom Three

9'10" x 15'5" (3.020 x 4.722)

With tiled flooring, under floor heating and two roof lights with pull down blinds.

Bar Area / Cinema Room

17'6" x 11'9" (5.356 x 3.586)

The bar area/cinema is accessed by a galvanised steel spiral staircase which is located on the patio just outside the pool room, the bar area has wood effect flooring, inset spotlights to ceiling, access to eaves storage, roof light with blind and access to the

Cinema Room

11'9" x 22'0" (3.585 x 6.712)

With under floor heating, access to eaves storage, four roof lights with pull down blinds and inset spotlights to ceiling.

Outside

To The Front of the Property

There is a driveway with ample off road parking for multiple vehicles and access to

Rear Garden

Garden is mainly laid to lawn with patio area at the rear of the property and fencing to all boundaries.

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.

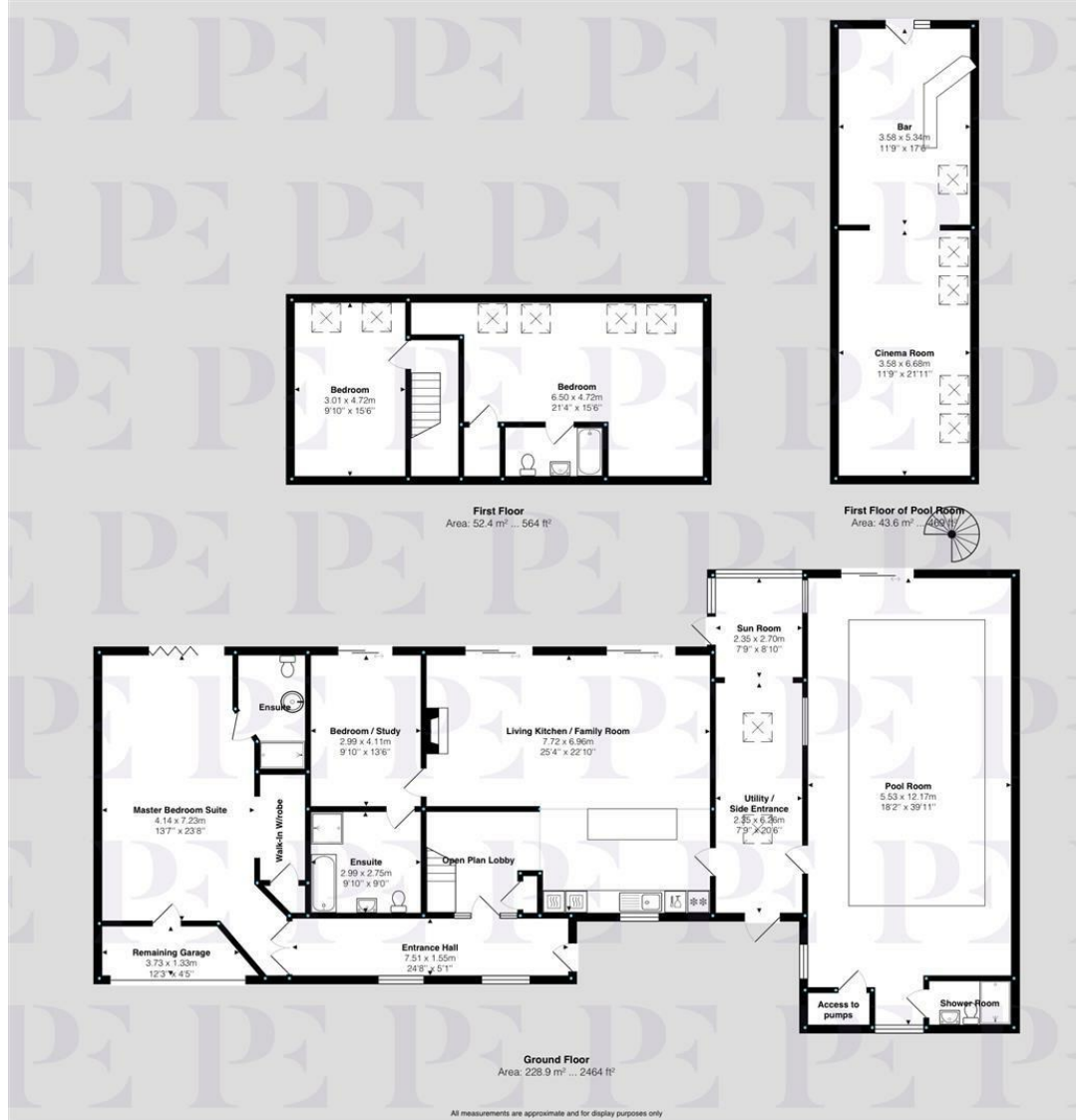
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Registered company name: **Picker Elliott LTD**
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