

## Woodlands Main Street, Claybrooke Parva, LE17 5AF



**£585,000**

Welcome to this stunning detached house located on Main Street in the popular village of Claybrooke Parva. As you step into this property, you are greeted by not one, not two, but three reception rooms, offering ample space for entertaining guests or simply relaxing with your family. The lounge boasts a cosy wood-burning stove, perfect for those chilly evenings, while the dining room sets the scene for elegant dinner parties. The ground floor cloakroom and shower room adds a touch of practicality to this luxurious property. The heart of this home lies in the living kitchen, complete with a central island opening into the utility room. The sun lounge opens onto a delightful patio area, imagine enjoying your morning coffee here, basking in the sunlight and overlooking the private garden with its lush lawn and charming shrub borders. With four spacious bedrooms and three modern bathrooms, including an en-suite in the master bedroom, this house provides comfort and convenience for the whole family. Parking will never be an issue with space for numerous vehicles on the gravel drive which leads to a double garage. Located in a picturesque village yet within easy reach of amenities, this property seamlessly combines rural tranquillity with modern comfort. Don't miss the opportunity to make this house your home and enjoy the best of village living in style.

*Service without compromise*

**Porch 5'10" x 6'9" (1.78m x 2.06m)**



You enter into this spacious porch where you will find ceramic floor tiles and ample room for your outdoor coats and boots. A set of oak double doors open into the hallway.

**Cloakroom 5'10" x 2'11" (1.78m x 0.89m)**



Fitted with a low level WC, hand wash basin set onto a vanity unit, radiator, ceramic wall & floor tiles and an opaque window to the front aspect.

**Reception Hall 19'9" x 9'3" (6.02m x 2.82m)**



The impressive hallway has a staircase with bespoke storage space rising to the first floor accommodation.

**Open Plan Lounge and Dining Room 26'1 x 12'4 (7.95m x 3.76m)**



The lovely bay fronted lounge has a wood burning stove providing warmth in the winter months. Opening through to the spacious dining room with a window that overlooks the garden, the perfect space to entertain friends and family.

Dining Area Photo



Living Kitchen 26'1 x 14'3 (7.95m x 4.34m)



Fitted with a wide range of modern grey cabinets with complimenting surfaces. Composite bowl and half sink unit with mixer taps. Eye-level double oven, five burner gas hob with extractor canopy over. There is space for a dishwasher and fridge freezer. The central island provides ample breakfast bar seating and additional storage cabinets. Dual aspect windows allow lots of natural light in.

Living Kitchen Photo Two



Sun Lounge 14'0 x 10'11 (4.27m x 3.33m)



Accessed just off the hallway, this beautiful sun lounge offers a great space to relax with views over the garden. A set of sliding doors open onto the patio.

Shower Room 6'7" x 3'5" (2.01m x 1.04m)

Opening from the sun lounge this useful ground floor shower room is fitted with a wash hand basin set onto a vanity unit and a shower enclosure with sliding doors and a Triton electric shower. Ceramic wall & floor tiles and an opaque window to the side aspect.

Utility Room 5'11 x 7'13 (1.80m x 2.13m)



Fitted with modern grey cabinets with complimenting surfaces. Stainless steel sink unit with mixer taps. Space and plumbing for a washing machine. A door gives access to the rear garden.

Landing 16' x 9'5" (4.88m x 2.87m )



This spacious light and airy landing has a window to the front aspect and a loft hatch gives access to the boarded loft space which has power and light.

Bedroom One 11'10 x 10'6 (3.61m x 3.20m)



A double bedroom with a window to the front aspect. A door opens into the En-suite.

Bedroom One Photo Two



En-Suite 11'9" x 3'7" (3.58m x 1.09m)



Fitted with a low level WC, hand wash basin set onto a vanity unit, large walk-in shower with sliding doors, ceramic wall & floor tiles, heated towel rail and an opaque window to the front aspect.

En-suite Photo Two



Bedroom Two 12'3 x 10'7 (3.73m x 3.23m)



A double bedroom with a window to the rear aspect fitted with built in bedroom furniture, currently being used as a work from home office.

Bedroom Three 10'10 x 10'10 (3.30m x 3.30m)



A double bedroom with a window to the front aspect with built in wardrobes and dressing table with drawers.

Bedroom Four 9'7 x 9'6 (2.92m x 2.90m)



A double bedroom with built in mirror fronted wardrobes and a window to the rear aspect.

Bathroom 9'7 x 9'6 (2.92m x 2.90m)



Fitted with a low level WC, hand wash basin set onto a vanity unit, bath, separate shower enclosure ,ceramic wall & floor tiles , heated towel rail and an opaque window to the rear aspect.

Bathroom Photo Two



Garden



The private garden is mainly laid to lawn with mature trees, well stocked shrub borders, summerhouse and two paved patio seating areas. A paved path leads all the way around the property and gated side access is to both sides.



Garden Photo Two



The detached garage has an electric door to the front and a personal door opening to the side courtyard. Power and light is connected. The gravel drive provides off road parking for numerous vehicles.

Rear Elevation Photo



Double Garage & Parking 17'7 x 15'11 (5.36m x 4.85m)

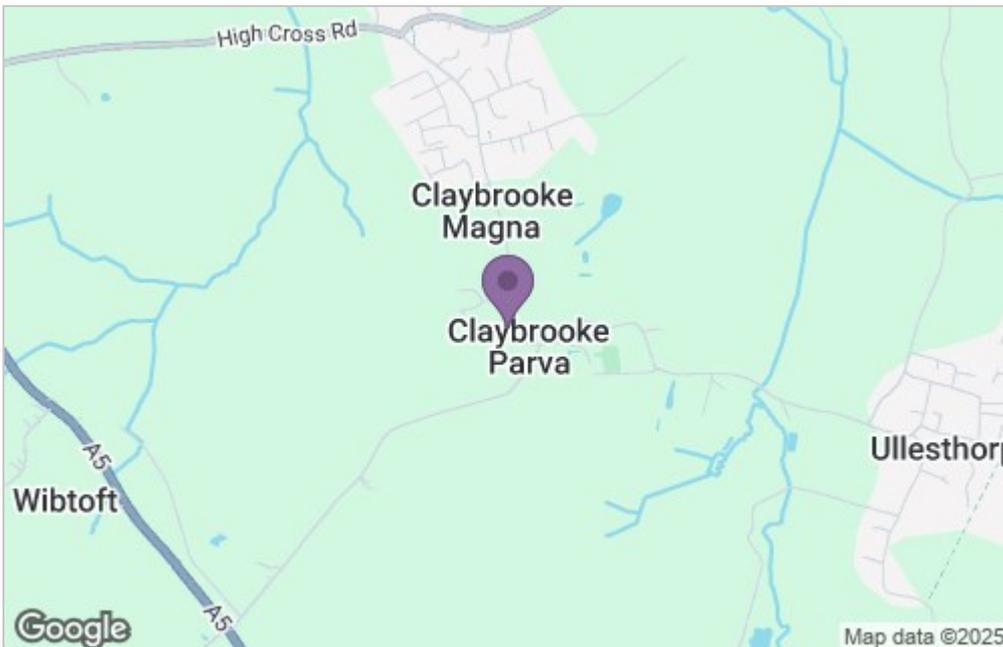


## Floor Plan

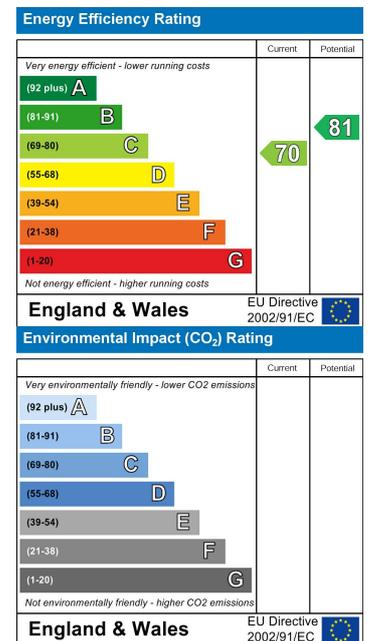


Total area: approx. 172.9 sq. metres (1860.9 sq. feet)

## Area Map



## Energy Efficiency Graph



Service without compromise