



Wayside Dawsons Lane, Leicester, LE9 8BE

£774,950

Wayside is an extraordinary family home, in EXCESS OF 3000 sq/ft, set in a private and highly regarded location, with enviable countryside views.

Originally constructed in 2005 by the current owners, this property boasts a high-specification finish throughout with a clear attention to detail.

The accommodation, which in our view has been designed excellently, is both flexible and highly spacious and briefly comprises: Entrance hallway, Living room, Study, Dining room, FABULOUS Living kitchen, Pantry, Utility, W/c and a Workshop. To the first floor are SIX DOUBLE bedrooms, one with an e-suite and a Family bathroom. Outside: Enclosed rear garden, Double garage, Large shed and summerhouse and driveway parking for up to 8 cars.

Porch Entrance



Entrance Hallway



View To The Front



Immediately upon entering the property, the size and proportions on offer become apparent. The large and welcoming hallway gives access to all ground floor accommodation, with oak flooring and an oak staircase rising to the first floor. Underfloor heating which extends throughout the ground and first floor.

Reception Hall



Driveway



Living Room

20'1 x 15'5 (6.12m x 4.70m)



With dual aspect windows, an impressive Inglenook fireplace housing a log burning stove, feature exposed beams to the ceiling and oak flooring.

Living Room



Living Kitchen



Dining Room

15'8 x 10' (4.78m x 3.05m)



Living Kitchen



With double opening French doors to outside and double opening internal doors to the Living kitchen.

Living Kitchen

Living Kitchen



This room is a particular feature of this property, with four Velux roof windows, four further windows which overlook and frame the generous rear garden, together with double opening French doors to outside.

The kitchen area has been fitted with a quality range of eye level and base level storage units with oak worksurfaces over, whilst the large central island has a contrasting granite surface. There is a freestanding Rangemaster cooker, along with an integral dishwasher and American style fridge / freezer.

Living Kitchen



Living Kitchen

23'8 max x 23'6 max (7.21m max x 7.16m max)



Utility & Store Room

10'4 x 7'9 (3.15m x 2.36m)



With a window to the side aspect, fitted with a matching range of storage units and a double Butler porcelain sink.

Study

10'3 x 8'3 (3.12m x 2.51m)



A further versatile space, currently used as a home office, with a window to the side aspect.

Ground Floor WC



With a window to the side aspect, fitted with a low level w/c and wash basin.

First Floor Landing



With a window to the front aspect, the large galleried landing provides access to all first floor accommodation, and the partially boarded loft space via a timber pull-down ladder.

Bedroom

16' inc 'robes x 13'8 (4.88m inc 'robes x 4.17m)



With windows to the front aspect overlooking countryside, two built-in wardrobes and a door to the en suite.

Additional Image



En-Suite Bathroom



Bedroom

12'9 x 12'5 (3.89m x 3.78m)



With a window to the rear aspect.

En-Suite Bathroom



With a window to the side aspect, fitted with a low level w/c, wash basin, bath and separate shower cubicle.

Bedroom

12'7 x 10'7 (3.84m x 3.23m)



With a window to the rear aspect.

Bedroom

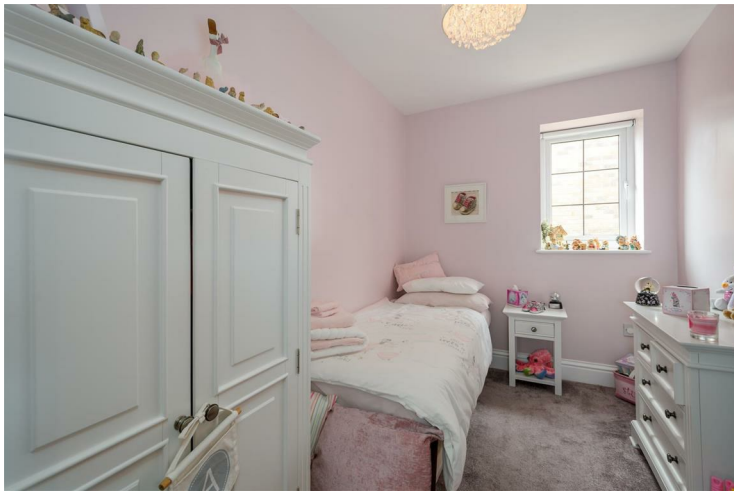
16' x 10' (4.88m x 3.05m)



With a window to the rear aspect, there is an extensive range of fitted wardrobes and storage units.

Bedroom

10'2 x 6'5 (3.10m x 1.96m)



With a window to the side aspect.

Additional Bedroom / Work Space / Office



A further versatile space which is currently used as a home office / photography studio with an overall length of 32'10.

With four windows overlooking the countryside, we think this large space would make a fabulous 'Master Suite'!

Family Bathroom



With a window to the side aspect, fitted with a low level w/c, wash basin, double shower enclosure, a separate Jacuzzi bath, and storage.

Family Bathroom



Outside



To the rear of the property, there is a generously sized garden, which with some imagination would make for an ideal space for relaxation and / or entertaining. Currently benefitting from a large, fully insulated Summer House with power.

To the front of the property, there is a large driveway for parking of up to eight cars and access to the double garage.

Rear Garden



Driveway



Rear Garden



Patio Area



Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

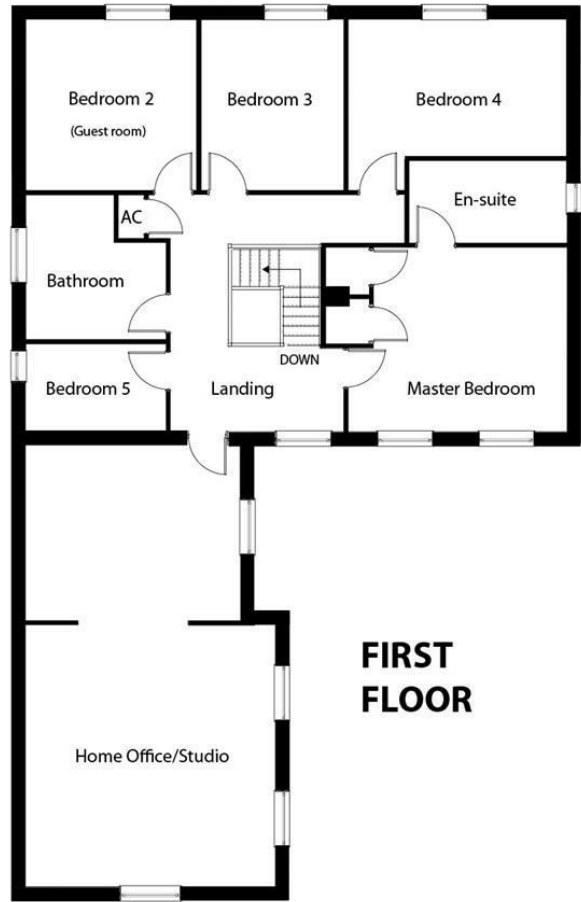
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





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			
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