



69 Sutton Lane, Broughton Astley, LE9 6QF

£1,100,000

Set within the highly regarded Hamlet of Sutton In the Elms, surrounded by open countryside, Sutton Farm House is an imposing detached family home sitting on a plot of approximately a quarter of an acre. With superbly appointed, flexible, and highly spacious accommodation arranged over three floors, there are THREE reception rooms, an enviable living / dining kitchen, SIX bedrooms and FOUR bathrooms. The property is believed to date back to the mid 1700's, and has more recently undergone some major refurbishments, which collectively, have formed a quite fabulous family home.

Additional Image



Additional Image



Entrance Hallway



With doors to the utility, sitting room and kitchen. Radiator.

Sitting Room



With a window to the front aspect, feature log burning stove, fitted storage and a radiator.

Additional Image



Living Room



With a window to the front aspect, radiator.

Additional Image



upstands. There is space for a range style cooker with an extractor hood over, together with a range of integrated white goods. Throughout the room, there are two sets of double opening French doors, dual aspect windows and a feature log burning stove. Two radiators.

Additional Image



Secondary Hallway



Additional Image



With stairs off rising to the first floor and access to the dining kitchen. Radiator.

Living / Dining Kitchen



Additional Image



This room is a particular feature of this property, having been refitted with a quality range of eye level and base level storage units with a combination of wooden and stone worksurfaces over with matching

Additional Image



Additional Image



Utility



With a window to the front aspect, fitted with a further range of quality fitted storage units with space / plumbing for a washing machine and tumble dryer. There is a secondary staircase rising to the first floor and a door to the garage. Radiator.

Ground Floor W/c

With a window to the front aspect, fitted with a low level w/c, countertop mounted wash basin with storage under and a radiator.

First Floor Landing



The large landing has doors off to all first floor accommodation, a large range of fitted storage units and two radiators.

Additional Image



Master Bedroom



With dual aspect windows, feature parquet style flooring and doors off to the dressing room and ensuite. Double opening French doors lead to the balcony. Radiator.

Additional Image



En Suite



With a window to the rear aspect, fitted with a low level w/c, inset his and hers sinks and a double walk-in shower cubicle. Heated towel rail / radiator.

Dressing Room



With a window to the rear aspect, fitted storage.

Balcony

With views over the rear garden.

Bedroom Two



Access via a staircase from the landing, with a window to the front aspect, doors to the dressing room and en suite, eaves storage and a radiator.

En Suite



Bedroom Four



Dressing Room



With a window to the front aspect, radiator.

Bedroom Five



Bedroom Three



With a window to the front aspect, a good range of fitted storage and display units. Radiator.

Bedroom Six



With a window to the front aspect, radiator.

Main Bathroom



Additional Image



Shower Room



Additional Image



Second Floor

An additional two / three rooms which are currently used largely for storage, but in our view, would make an excellent work from home space and / or additional bedrooms.

Outside



Additional Image



Additional Image



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.

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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.

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



