

Wood Lane Lodge Wood Lane , Mercaston, DE6 3GL

Nestled within a serene private setting, with undisturbed views across open countryside. This Magnificent period home is modernised and extended to provide extensive accommodation comprising of reception hallway, living room with open fireplace, snug with wood burner, stunning fitted kitchen with central island open plan into the stunning living/dining room with a large gable window and high ceiling, boasting views of the landscaped gardens and adjoining countryside, mezzanine study. First floor landing and four double bedrooms with the master bedroom having a modern en-suite. Family bathroom with travertine tiles and a Five piece suite.

Outside the property is approached via double gated entrance with front wall, providing

Asking Price £995,000

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- VIEWS OVER COUNTRYSIDE
- STUNNING KITCHEN
- TWO BATHROOMS
- PRIVATE PLOT
- VICTORIAN PERIOD HOME
- THREE RECEPTIONS
- 2700 SQ FT
- EXTENDED
- 4 BEDROOMS / 5TH BEDROOM - STUDY
- LANDSCAPED GARDENS

Reception Hallway

Front Bedroom

Sitting Room

Family Bathroom

Snug

Outside

Guest Cloakroom / WC

Utility / Laundry Room

Kitchen

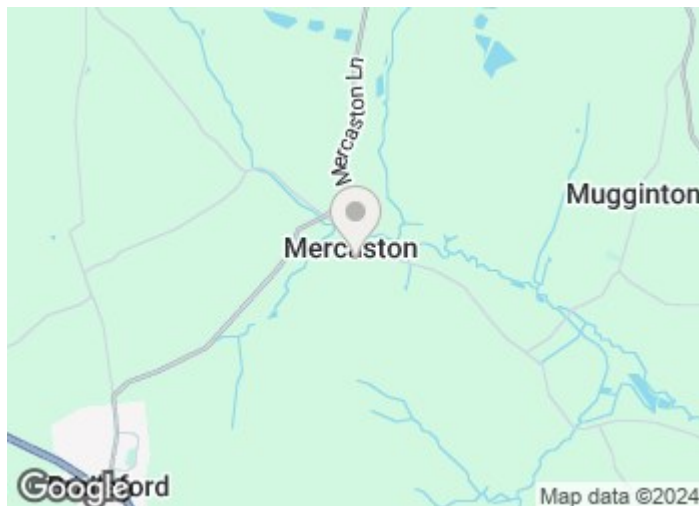
Living / Dining / Garden Room

Study / Bedroom 5

Master Bedroom Suite

Ensuite

Side Bedroom



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	