



## Main Street, Plot 2

Snarestone

£480,000

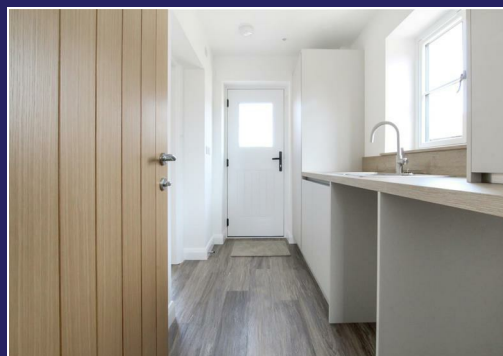
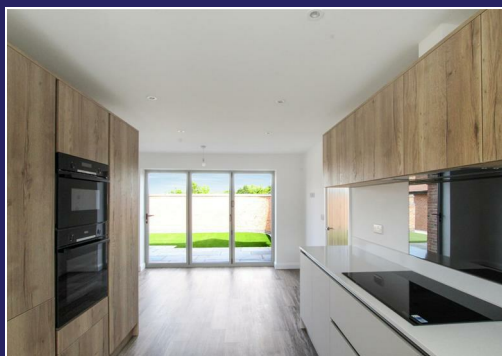
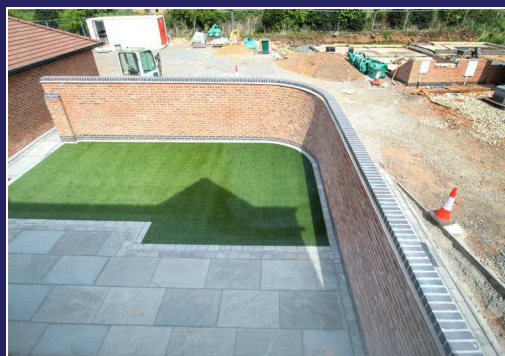




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## External and Approach

With entrance into the property via the front door leading from Main Street. Please note there will be an attractive picket fence to the front and round the side perimeter. There will also be decorative planting to add further curb appeal.

Heading to the front door via a slate paved step under a beautiful solid wood storm porch which leads up to a wood effect composite door with sage green frame matching that of the windows. You also have two external lights leading up to the impressive entrance. To the rear of this house, you will find parking for two vehicles on a block paved driveway located just behind the wall garden.

## Entrance Hall

9'0" x 7'10" (2.76 x 2.40)

Through the wood effect composite door you enter a bright and welcoming entrance hall. With natural wood effect LVT flooring and an area that has been decorated in white with solid wood doors. The hall leads up to the first floor landing as well as branching off into the kitchen diner, living room and playroom. You will note that there is a single ceiling pendant light along with multiple plug sockets and Heatmiser thermostat. The entrance hallway also offers additional storage as well as housing the controls for the underfloor heating found throughout the ground level in a cupboard with lighting.

## Kitchen Diner

22'4" x 13'10" (6.81 x 4.24)

This fabulously modern and well designed kitchen diner takes the full depth of this property. With bifold doors leading out onto the patio and low maintenance garden. This room allows plenty of space for a large dining table and chairs and also offers under the stairs storage.

This high-quality, wood effect, Owen Williams Master Class kitchen has cupboards running along the upper level along with white granite worktops with built in draining board and soft grey base units with soft closed doors and drawers, including a huge utensil drawer, integrated Bosch dishwasher and stainless steel one and a half Blanco sink with Swan neck mixer tap. There is also a built in half height Bosch oven and matching microwave. These have been built in to the wood effect cabinets which offer plenty of storage with a sliding pantry cupboard along with the integrated Bosch fridge and freezer. This room also benefits from the underfloor heating along with having an aerial point, multiple plug sockets, its own thermostat and spotlights fitted to the ceiling along with a pendant ceiling lights over the dining area.

## Utility Room

11'2" x 7'6" (3.41 x 2.30)

This room gives access out onto the driveway and also offers a lovely rear entrance into the property. With the wood effect LVT flooring that you'll find flowing through from the kitchen, hallway and second reception room this room has also been decorated in white with plenty of thought being given to the design. Offering an extractor fan built in along with soft grey base units and space to plumb in two appliances. With wooden, butcher block worktops and also housing a large stainless steel Blanco sink with drainer you will find a window allowing in plenty of natural light looking out to the side of the house. The utility room also has a tall cupboard which houses the Ideal boiler and offering additional storage. To the far end you will also find storage housing the electrical fuse box. This room, like the rest of the ground floor benefits from the underfloor heating.

## Cloakroom

7'6" x 5'5" (2.30 x 1.66)

Located to the front of the property at the rear of the utility room you have a large Cloakroom consisting of dual flush WC and white ceramic hand basin with built-in wooden vanity with chrome mixer tap and mosaic effect splashback. This room also has its own window fitted with privacy glass along with extractor fan and spotlights fitted to the ceiling. The rest of the ground floor follows through with the white decor and wood LVT flooring.

## Living Room

17'8" x 14'8" (5.39 x 4.48)

A large, open and spacious rear facing living room with double patio doors leading out onto the attractive patio area. You'll find that this room has multiple plug sockets along with another heatmiser thermostat, TV aerial point and switch for the exterior lighting. This room has a single pendant ceiling light and has been decorated in white with mocha coloured carpets fitted to the floor.

## Playroom/Study

10'10" x 8'7" (3.31 x 2.62)

A versatile front facing, second reception room which could make an ideal office space or playroom. With the flow from the hallway following in with the LVT flooring along with white walls and single ceiling pendant light. This room looks out over the quaint village of Snarestone. Decorated in white and also benefiting from underfloor heating.

## Stairs and Landing

Heading up onto the first floor along the carpeted wide staircase which is fitted with wooden handrail and decorated in heritage green to the railings you reach an open and bright landing space. The landing area has also been carpeted in mocha matching that of the stairs and branches off to 3 double bedrooms, family Bathroom and airing cupboard. On this level you will note multiple plug sockets and thermostat along with wall mounted white radiator and a window perfectly framing the views over the Leicestershire countryside.

## Bedroom One

15'5" x 10'3" (4.70 x 3.13)

A large double bedroom with space to consider built-in wardrobes. This room has been decorated in white with the mocha colour coloured carpets following through and a single pendant ceiling light. With multiple plug sockets and aerial point, this room also comprises of a wall mounted thermostatic controlled radiator and large window looking out to the rear of the property and over the Leicestershire countryside.

## Bedroom One Ensuite

9'3" x 7'7" (2.83 x 2.32)

A super stylish ensuite shower room with art deco theme. This room has been decorated in white with spotlights and extractor fan fitted to the ceiling along with the wooden LVT flooring we saw downstairs. This room also has stunning green and blue themed ceramic tiles fitted to half height behind the dual flush wall mounted WC and large ceramic handbasin with mixer tap and grey vanity cupboards. The tiles follow around to full height in the shower area where you will find a double shower cubicle with glass shower screen, ceiling mounted showerhead along with a handheld showerhead and controls to the far end. The ensuite also benefits from a tall chrome heated towel rail with thermostatic controls and wall mounted mirrored cabinet offering lighting and even a built-in and hidden shaving point.

Tel: 01530 271313

### Bedroom Two

11'4" x 10'7" (3.47 x 3.25)

Located at the front of the property we find ourselves in another comfortable double bedroom with beautiful views looking out over the village and front aspects of the house. This room again comprises of multiple plug sockets along with an aerial point, single pendant ceiling light and wall mounted thermostatic controlled radiator whilst all tastefully decorated in white with the mocha colour carpets.

### Bedroom Three

11'4" x 11'3" (3.46 x 3.45)

Located at the rear of the property this room really benefits from views over the local countryside and alpaca farm. With multiple plug sockets again in this room along with a wall mounted aerial point you'll find it decorated in the uniform approach of white walls with mocha coloured carpets along with having a wall mounted thermostatic controlled radiator and single pendant ceiling light.

### Family Bathroom

7'7" x 7'6" (2.33 x 2.31)

Another fabulously designed family bathroom with wooden LVT flooring along with white and grey toned ceramic tiles fitted behind the dual flush WC, large hand basin with mixer tap and built-in vanity drawers and following around to full height around the edge of the bath which has chrome mixer taps along with over the bath built in shower and folding glass shower screen. The stylish bathroom is also fitted with a tall heated thermostatic controlled chrome towel rail, the mirror fronted cabinet with lighting and internal shaving sockets along with having an additional separate shaving socket fitted to the wall. spotlight fitted to the ceiling along with an extractor fan and also window fitted with privacy glass

### Rear Garden

A fabulously low maintenance north facing rear garden with views over the countryside and a brick wall running around the perimeter. With plenty of patio space and thoughtful designs even offering a small archway in a fence panel which allows freedom of movement for the local hedgehogs. There is also a raised artificial lawn area with brick edging, plenty of space to entertain and enjoy the sunshine access in to the garden can be gained from the living room, driveway and kitchen diner.

### Local Authority and Council Tax Band

NWLDC

Banding to be determined

### Postcode For Satnavs

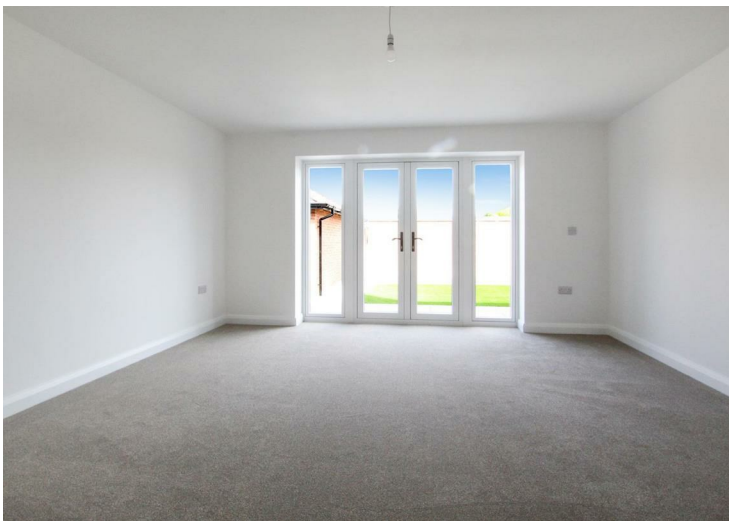
DE12 7DB

### Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

### Property to Sell ?

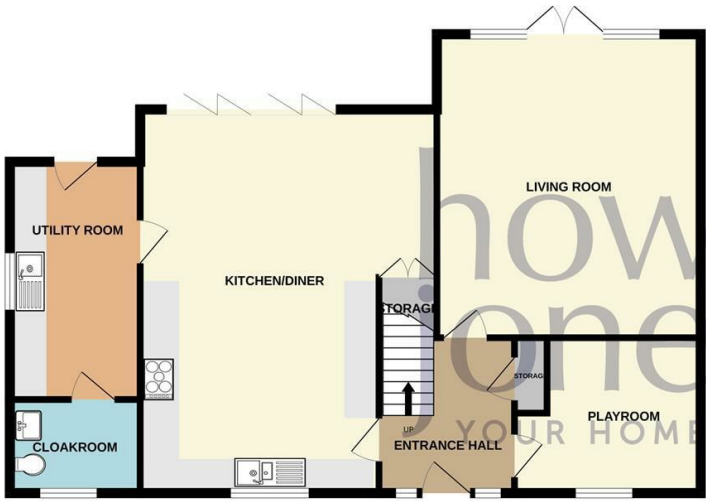
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax band: . Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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