



FOX
FOR SALE
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4 Saddington Road,
Mowsley,
Leics, LE17 6NY



£352,500

GENERAL

A delightful semi detached village house with outstanding gardens and exceptional countryside views. The house has been much improved over the years and on the ground floor there is a contemporary open plan layout with sitting room opening directly into the dining area and kitchen. The ground floor accommodation also includes a conservatory and shower/bathroom. On the first floor there are three bedrooms.

LOCATION

Mowsley is a highly desirable village surrounded by some of South Leicestershire's most attractive open countryside. There is a more comprehensive range of amenities in the nearby village of Kibworth Beauchamp. Mowsley is well located for easy access to Leicester City Centre to the North and Market Harborough to the South, both of which have main line rail services to London St Pancras International and there is also easy access to the motorway network.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance porch.



ENTRANCE PORCH

A delightful space enjoying the early morning. Tiled flooring. Door to reception hall.

RECEPTION HALL

Wood effect floor, understairs storage cupboard, stairs to first floor.

OPEN PLAN LIVING AREA

25'3" x 11'

A wonderful open plan living space. In the sitting area, there is an open fireplace with stone surround, bay window, ceiling rose and central heating radiator. Opens into the dining area.

DINING AREA

There is timber flooring, chimney breast with book shelving to either side and central heating radiator. This dining area opens into the kitchen and there are double doors into the conservatory.

KITCHEN

11'8" x 8'1"

The kitchen is fitted with a comprehensive range of base and wall units with integrated appliances including an electric hob and double oven. There is a single drainer sink unit and doors to the garden and bathroom.

CONSERVATORY

9'10" x 9'1"

An excellent vantage point from which to enjoy the garden. Wall mounted heater.

BATHROOM

12' x 8'

Suite comprising a corner bath, low flush lavatory, wash hand basin and separate shower enclosure. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms.

BEDROOM ONE

11'10" x 11'1"

Views over the garden and countryside beyond. Ornamental fire surround. Central heating radiator.

BEDROOM TWO

10'7" x 10'6"

A good sized double bedroom with period ornamental fire surround. Central heating radiator.

BEDROOM THREE

8'3" x 8'

Overlooking the garden. Central heating radiator.

OUTSIDE

To the front of the house is a stoned drive with ample parking. Pathway to the side leads to the rear garden.

THE MAIN GARDEN

The main garden is to the rear. Immediately adjoining the house there is a small terrace. The garden is lawned with pretty shaped flower and herbaceous borders which provide dramatic colour during the flowering season. There are fantastic country views and a garden shed is included in the sale.

COUNCIL TAX

Harborough D.C. Band C.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Ground Floor



1st Floor



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