

26 Westerby Lane,
Smeeton Westerby,
Leics, LE8 0RA



£600,000

GENERAL

A delightful bungalow on exceptional plot with south facing garden and wonderful country views. No. 26 Westerby Lane is in a prime position on the edge of Smeeton Westerby. The accommodation briefly includes a sitting room which opens directly into a garden room, from which the wonderful views can be enjoyed. There is a breakfast kitchen, three bedrooms and a family bathroom. Outside there is a large single garage and beautiful mature gardens with a large vegetable patch. In the writer's view the property does have considerable potential for further development, subject of course to the usual local authority consents.



LOCATION

Smeeton Westerby is a small village located in some of South Leicestershire's prettiest rolling countryside. There is a popular pub in the village together with a village hall and church. It is located close to the bustling village of Kibworth Beauchamp. In Kibworth Beauchamp there are a comprehensive range of amenities including two Health Centres, Dentists, churches, public transport, shops, restaurants, Sports Clubs and schools (including a Primary School and Academy). There are more comprehensive amenities in Market Harborough to the South and Leicester to the North. Mainline train services are available with regular services to London St Pancras International, from both of these locations.

THE BUNGALOW

The accommodation is briefly as follows. Front door opening into entrance porch.

ENTRANCE PORCH

With tiled floor and archway to the reception hall.

RECEPTION HALL

Dado rail. Central heating radiator.

SITTING ROOM

20'2" x 9'2"

A delightful room, the focal point of which is the wood burning stove. Wood effect floor, central heating radiator and archway opening into the garden room.

GARDEN ROOM

18' x 10'4"

There are views through the picture window one the garden and countryside beyond, sliding patio doors open into the garden terrace. Central heating radiator.

BREAKFAST KITCHEN

17' x 8'8"

The breakfast kitchen is fitted with a comprehensive range of base and wall units. There is a porcelain one

and a half bowl sink, gas hob and double oven. Back door to drive.

BEDROOM ONE

13'6" x 11'1"

A good sized double bedroom with central heating radiator. (First measurement includes the wardrobes 11'5" to wardrobe front).

BEDROOM TWO

12' x 8'9"

With fitted dressing table, wardrobe and central heating radiator.

BEDROOM THREE

11'6" x 11'

Overlooking the garden. Central heating radiator. (First measurement 9'7" to wardrobe front).

BATH/SHOWER ROOM

Suite comprising a panelled bath, low flush lavatory and wash hand basin. Shower enclosure and heated towel rail.

OUTSIDE

To the front of the bungalow there is a pretty walled garden with a drive leading down the side of the bungalow to the detached garage.

DETACHED GARAGE

26'1" x 10'8"

With an electric roller shutter door.

THE GARDENS

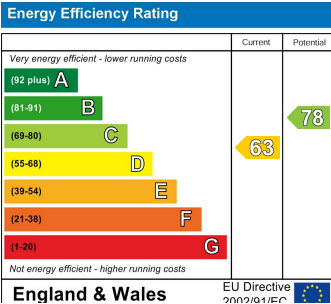
Immediately adjoining the bungalow is a raised terrace which is a real sun trap and a perfect spot for outdoor dining and entertaining. The garden is then lawned with a path leading to a vegetable garden with raised borders.

IMPORTANT NOTICE

The bungalow is constructed of precast reinforced concrete with brick built extensions.

COUNCIL TAX BAND

Harborough D.C. Tax Band E.







Ground 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.
Made with Metropix ©2025



Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Sales: **0116 2796543**

foxcountryproperties.co.uk