



REZIDE
GROUP



OFFERS OVER £600,000
MANTELCROFT DRIVE, BURTON-ON-THE-WOLDS



This substantial David Wilson family home is perfectly equipped for modern living! The bay double bay fronted property offers flexible accommodation over three floors and there is plenty of room for all the family. The heart of this amazing home is the contemporary Kitchen/ Diner which is the ideal place for the family to enjoy and evening meal. Situated on a larger than average corner plot and overlooking the village green, it is privately tucked away at the end of Mantlecroft Drive.



Approach via a private driveway at the end of Mantlecroft Drive and you are welcomed by this double bay fronted property with block paved driveway and double garage. Enter through composite glazed door to front elevation into this welcoming hallway with timber effect Karndean flooring, French double doors into kitchen and lounge, further timber door the downstairs W.C and study/playroom as well as two substantial storage cupboards. This contemporary kitchen has been designed with modern living in mind and has plenty of space for a large family dining table as well as having a fitted kitchen island with breakfast bar. The kitchen is fitted with a range of cream high gloss base level storage units with complimentary timber effect wall mounted storage units and plinths in the same style as well as laminate worksurfaces over. There is a "Rangemaster" range cooker with extractor unit over, integrated dishwasher as well as adequate space for an "American style" fridge freezer. There is an opening through to the utility from the kitchen which is also fitted with a range of matching wall and base level storage units with laminate worksurfaces, inset resin sink and draining unit and space and plumbing for washing machine and further under-counter fridge or freezer. There is a composite door allowing external access from the utility to the garden. The kitchen flooring is a contemporary tiled effect Karndean which is hard wearing and is the ideal choice for this busy family kitchen. The bay fronted kitchen enjoys plenty of natural light flooding through from the front as well as







the bi-folding doors to the rear which open onto the patio, giving the feeling of indoor/ outdoor living. The downstairs W.C is fitted with a vanity wash hand basin low level flush W.C and attractive tiled flooring. The lounge is a generous size yet still retains a cosy feel. There is carpeted flooring, dual aspect windows to rear and side elevation as well as French doors leading to the patio. The focal point of this room is the charming remote control gas log burner the perfect addition to add a warm glow in the winter months.



Stairs rise from the ground floor to the first-floor landing, which has doors communicating to all first-floor accommodation as well as a return staircase leading to the second floor. The master suite is situated on the first floor and is a bright and airy room, having triple aspect windows allowing plenty of light, walk in wardrobe and ensuite. The ensuite bathroom is fitted in a contemporary style and has low level flush W.C, pedestal wash hand basin, inset shower enclosure with rainfall shower head, fitted panel bath, vinyl flooring and tiling to walls and water sensitive areas. There are three further double bedrooms on the first floor, all of which benefit from having fitted wardrobes and two enjoy views over the village green at the front and the third having a delightful view of the rear garden. There is a family bathroom on the first floor to serve these rooms. The family bathroom has vinyl flooring and tiling to walls and water sensitive areas, inset shower enclosure with waterfall shower head attachment, low level flush W.C, pedestal wash hand basin and panel bath with mixer taps over.

The second-floor landing is a generous size and has plenty of space for a desk or seating. It is currently in







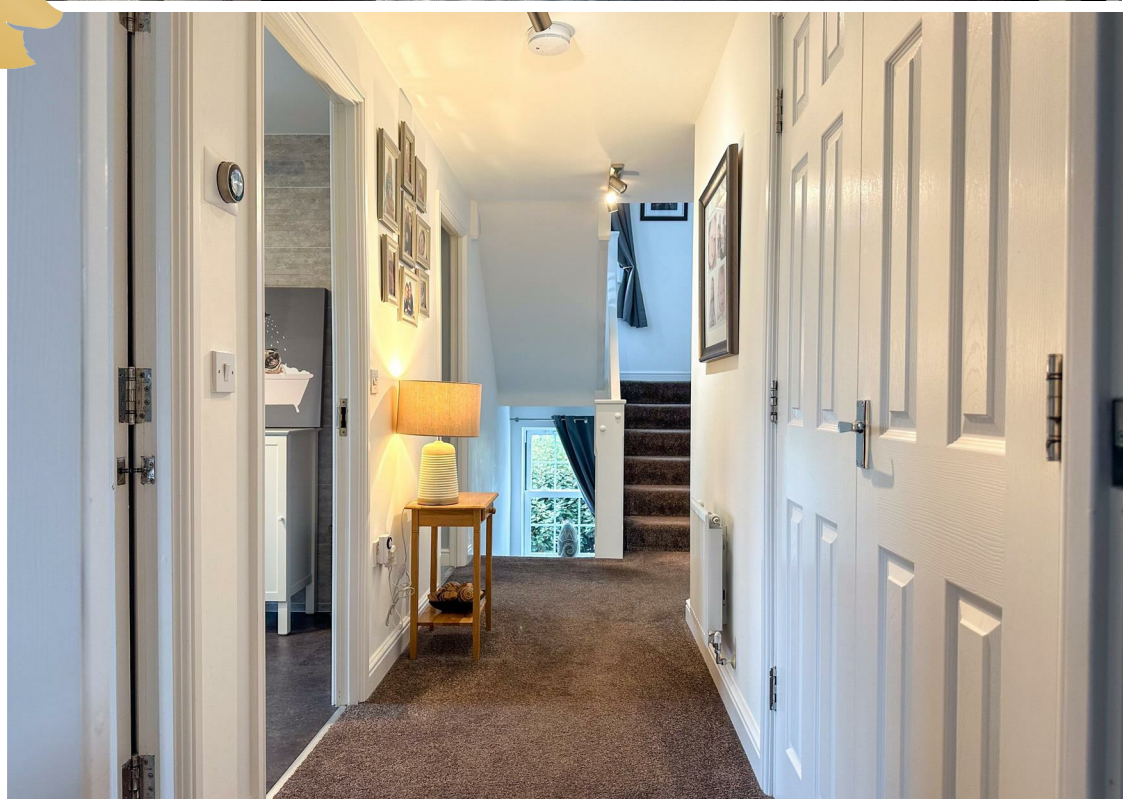
use as a music room. There is a generous double bedroom on the second floor, having an abundance of storage in the form of fitted wardrobes as well as eaves access. Like the other bathrooms, this ensuite is tastefully finished in a neutral and modern style. Having low level flush W.C, pedestal wash hand basin and inset double shower. The flooring is a vinyl and the walls are tiled. There is a further room on the second floor. Ideal as an entertainment room, study or in this instance a cinema room. This space has a vaulted ceiling and has bespoke fitted storage cupboards. All of the bathrooms have been refitted within the last year. The GCH boiler has also been replaced and a Nest intelligent thermostat with dual zone heating has been added.





Rarely are properties of this calibre offered to the market in such a desirable position. Situated on a larger-than-average corner plot down a quiet private driveway and overlooking the village green. The front driveway is block paved and continues around the side of the property allowing access to parking for 2 to 3 vehicles and the detached double garage. There is a timber side gate into the garden. The rear garden is fully enclosed by timber fencing and is well stocked with mature shrubs and trees. The current residents have owned the property since new and have spent years cultivating and landscaping this luscious, relaxing space. The garden is perfect for entertaining in the summer months and remains green through the winter months, due to the diverse planting. The well-manicured lawn makes up most of the plot, with retaining walls constructed out of reinforced railway sleepers planted borders and patio areas as well as a raised sun trap seating area. A property with a plot and aspect such as this is rare to the market and is an opportunity not to be missed.







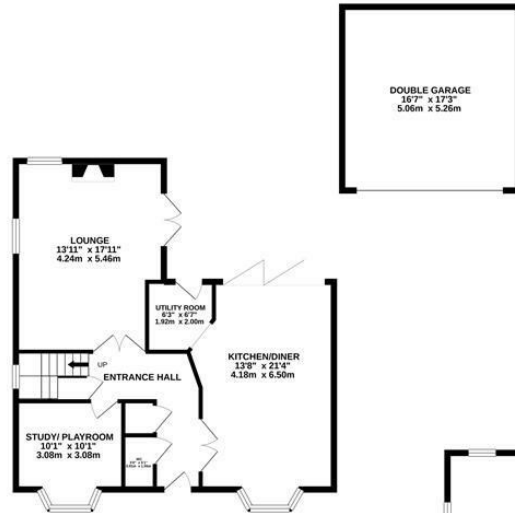






EVERARDS
1811-1848 1864-1924
BREWED IN LEICESTERSHIRE
TIGER
BEST BITTER

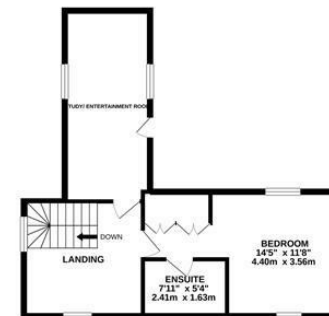
GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
741 sq.ft. (68.9 sq.m.) approx.



2ND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 2261 sq.ft. (210.1 sq.m.) approx.

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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