

Lutterworth Road
Arnesby
LE8 5UT

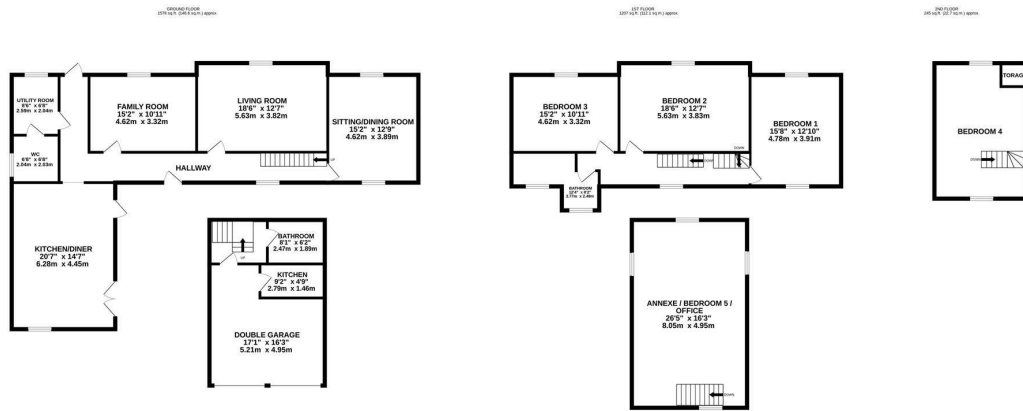
£850,000



OSCAR JAMES

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FLOOR PLANS



TOTAL FLOOR AREA: 3030 sq.ft. (281.5 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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AT A GLANCE...



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WHAT'S GREAT?

The Laurels is a substantial residence offering flexible accommodation extending to over 3000 sq. ft. arranged over three floors. There is an oversized double garage with annexe which would make superb ancillary accommodation, games room or home office.

The property has recently been refurbished and remodelled with an ideal modern layout providing flexibility of use. The ground floor accommodation flows from an entrance hall allowing access the reception rooms featuring a double aspect sitting/dining room, separate living room and a family room. The ground floor is completed with a modern fitted kitchen/dining room, utility room and guest WC.

To the first floor, the property offers a spacious rear aspect family bathroom with four piece suite and three double bedrooms. There is a further staircase leading to the second floor and provides access to the fourth double bedroom.

Outside

The property lies within a 1/4 acre plot with established gardens predominantly laid to lawn and a host of established trees. The rear garden also features a paved patio area providing an ideal outdoor dining area along with a shaped paved patio with pergola. The gardens offers a good degree of privacy and field views beyond the rear boundary.

There is a driveway providing off road parking for a number of cars and leads to the oversized double garage with annexe kitchen, bathroom and stairs rising to an open plan reception space.

Location

The property is located in the picturesque village of Arnesby, in the Harborough district of Leicestershire. Local amenities can be found within the village including Baptist Church, primary school and previous village pub now operating as an Indian restaurant.

The property benefits from being in a rural landscape, with plentiful opportunities for walking, cycling or riding.

...expect excellence



SELLER'S SECRET

We have loved living here and love the village with all it offers. We are sure the next owners will love it as much as we have!



Why we like it....

This property has so much to offer but we just love the amount of space on offer including the annexe area that offers so much potential.

OSCAR JAMES

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To buy or not to buy....
