

- FIVE BEDROOM DETACHED PROPERTY
- PRIME VILLAGE LOCATION
- DETACHED DOUBLE GARAGE
- CELLAR
- VIEWS OF BRADGATE
- COUNCIL TAX BAND - E

Price guide £625,000



This deceptively spacious and versatile five bedroom detached dwelling is positioned upon an enviable part of this highly desirable North Leicestershire village. A fantastic opportunity for somebody looking to make a property 'their own' with generous accommodation in brief benefits an Entrance Hall, Three Bedrooms, Bathroom, Spacious Living Room, Dining Room, Kitchen/Breakfast, Utility, Stairs leading down to a Cellar which is not only spacious but offers three areas, the same stairs can also take you up to the first floor with a spacious bedroom and En-Suite as well as a fifth Bedroom. Outside there is ample off road parking which is gated and to the rear of the garden there is a detached double garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There is a radiator, power point, stairs down to the Cellar and stairs to the First Floor Landing and there are doors to:

#### BEDROOM

15'10 into bay x 10' (4.83m into bay x 3.05m)

Benefiting from a bay fronted window, radiator and power points.

#### BEDROOM

12'10 x 9'5 (3.91m x 2.87m)

Having a window to the side aspect, radiator and power points.

#### BEDROOM

11'11 x 10'2 (3.63m x 3.10m)

There is a window to the side, radiator and power points.

#### BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Bede, Window to the front aspect, Radiator and Complimentary tiling.

#### LIVING ROOM

21'7 x 18'10 (6.58m x 5.74m)

Benefiting from a bay fronted window, radiators, power points and TV point, feature fire surround, windows to the side aspect and French doors to:

#### DINING ROOM

12'4 x 10'5 (3.76m x 3.18m)

With a radiator, power points, conservatory doors to a lean to Conservatory and there is a door to:

#### KITCHEN

13'5 x 11' (4.09m x 3.35m)

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, power points, window to the rear aspect and a door to:

#### UTILITY

9'7 x 4'6 (2.92m x 1.37m)

Having a sink with mixer tap, plumbing for a washing machine, power points and a door to the rear garden.

#### FIRST FLOOR LANDING

There is a Velux window and doors to:





#### BEDROOM

23'1 - 19'1 x 14'10 (7.04m - 5.82m x 4.52m)

Benefiting from a window to the rear aspect, radiator, power points, door to a walk in wardrobe and door to:

#### EN-SUITE

Comprising a low level WC, Wash hand basin, Bede, Jacuzzi Bath, Radiator, Window to the front aspect and Complimentary tiling.

#### BEDROOM

9'1 x 8'8 (2.77m x 2.64m)

Benefiting from a window to the front aspect and power points.

#### CELLAR MAIN ROOM

21'7 - 13' x 21'7 - 11' (6.58m - 3.96m x 6.58m - 3.35m)

There is a radiator, power point and feature wall with inglenook and access through to:

#### CELLAR ROOM

12'4 x 10'1 (3.76m x 3.07m)

Having access ready to place in a fire exit, inglenook and access through to:

#### CELLAR ROOM

12'4 x 10'5 (3.76m x 3.18m)

#### REAR GARDEN

There are patio areas with mainly laid to lawn garden and a door to the Detached Double Garage to the very rear.

#### PARKING

From the front there is gated access to ample off road parking.

#### DETACHED DOUBLE GARAGE

28'6 x 22'1 (8.69m x 6.73m)

Having Electric doors and the facilities of both power and lighting.

#### NEWTOWN LINFORD VILLAGE

Newtown Linford is a highly regarded village set within the stunning Charnwood Forest best known for its association with Bradgate Park which is open to the public and provides extensive scenic walks to local landmarks including Old John, the hilltop folly and a riverside walk towards Cropston

Reservoir with a lovely cafe situated along the main pathway. Local amenities include a primary school, shops, cafes, delis, gastro pubs and restaurants, church and cricket club. The village is convenient for access to Leicester, Loughborough and M1(J22). There are two thriving villages with further amenities within a short drive, these are Anstey and Markfield villages.

#### VIEWINGS

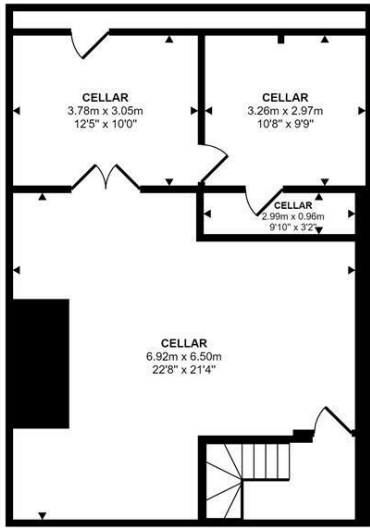
We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

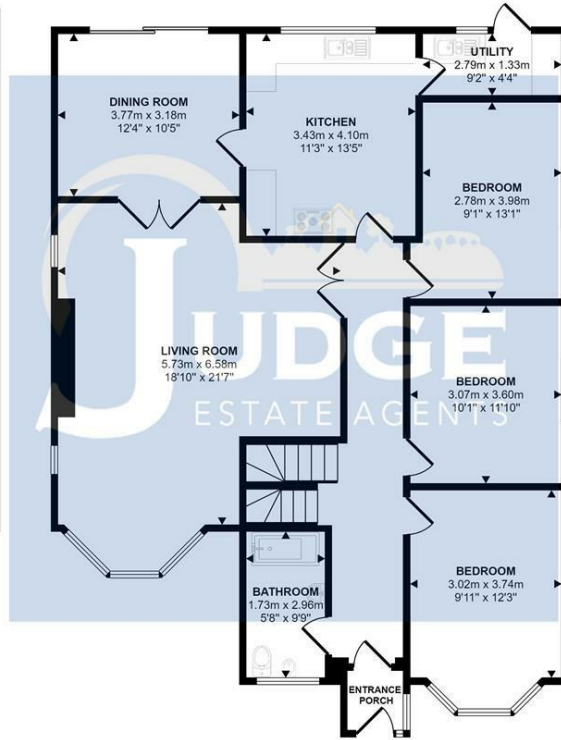
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.



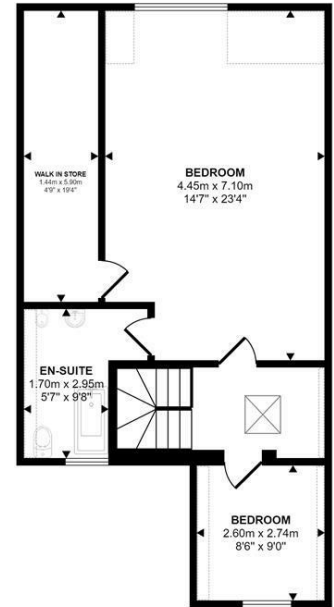
Approx Gross Internal Area  
283 sq m / 2827 sq ft



Cellar  
Approx 73 sq m / 788 sq ft



Ground Floor  
Approx 127 sq m / 1367 sq ft



First Floor  
Approx 62 sq m / 671 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

