

- IMMACULATE PROPERTY
- AMPLE OFF ROAD PARKING
- BEAUTIFUL GARDEN
- GROUND FLOOR WC
- NO UPWARD CHAIN

- IMPROVED TO HIGH STANDARD
- DOUBLE GARAGE
- GARDEN BAR/OFFICE
- GROUND FLOOR EN-SUITE BEDROOM
- COUNCIL TAX BAND - D

**Asking price £499,950**

<https://www.judgeestateagents.co.uk>





Full of character and being nestled within this highly regarded village location comes offered for sale this four bedroom detached house finished and improved to a high standard. This property boasts many features and versatility. In brief this fantastic house benefits from a Driveway leading to electric sliding door that leads onto a courtyard and parking area with access to a double garage and also the Entrance Hall. From there on the Entrance Hall gives access to a Kitchen/Breakfast, WC, Living/Dining Room, Bedroom with En-Suite and from the First Floor Landing there are Three Bedrooms and a Bathroom. The garden is very well presented and comes with a Garden Bar/Office that is fully insulated, double glazed and under floor heated. Vendor advises that a new energy efficient boiler & radiators installed Dec 2023.

#### ENTRANCE HALL

With access to:

#### WC

Comprising a low level WC, Wash hand basin and a Radiator.

#### KITCHEN/BREAKFAST

11'9 x 10'11 (3.58m x 3.33m)

Having a range of wall and base units, breakfast bar, Belfast style sink, Range oven, power points, window to the side aspect and power points.

#### LIVING/DINING

21'1 x 16'2 - 14'4 (6.43m x 4.93m - 4.37m)

Benefiting from patio doors to the rear aspect, window to the

side aspect, radiator, power points, TV point, fuel burner with feature surround, stairs leading to the first floor landing and door to:

#### BEDROOM

14'1 x 9'7 (4.29m x 2.92m)

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

#### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower and a Heated Towel Rail.

#### FIRST FLOOR LANDING

Having a window, power point and doors to:

#### MAIN BEDROOM

12' x 11' (3.66m x 3.35m)

Benefiting from a window to the side aspect, radiator, power points and fitted wardrobes.

#### SECOND BEDROOM

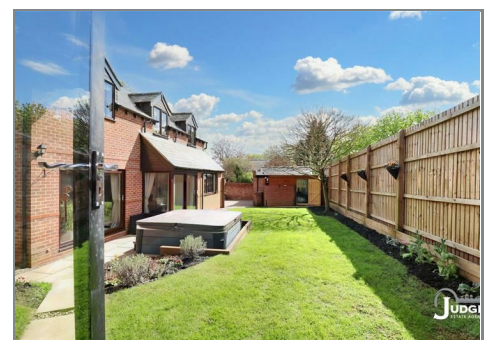
10'11 x 8'4 (3.33m x 2.54m)

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

#### THIRD BEDROOM

9'9 x 7'7 (2.97m x 2.31m)

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







**BATHROOM**

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Heated towel rail, vanity unit and window.

**GARDEN**

An eye-catching, attractive garden ideal for socializing that comprises patio and decked seating areas that enjoy a laid to lawn garden and as mentioned a six birth hot tub and access to:

**GARDEN BAR/OFFICE**

13'4 x 7'2 (4.06m x 2.18m)

This fantastic room is insulated, double glazed has Underfloor heating and power points.

**PARKING**

From the road side there is a driveway with EV charger installed October 2023 that leads up to a remote controlled door that leads to ample off road parking with access to:

**DOUBLE GARAGE**

16' x 15'8 (4.88m x 4.78m)

As mentioned by vendor the Garage has new flooring, wall cupboards, 2x new Stanley combined fat max wall storage / work bench units.. There is also the facilities of both power and lighting.

**SEAGRAVE VILLAGE**

Seagrave is an unspoilt village in north Leicestershire placed between Leicester and Nottingham and the market towns of Loughborough and Melon Mowbray are close by. The village has a traditional pub, 12th century church, well regarded primary school and Ratcliffe College is close by (3.2 miles). The village has an active village hall and there is a lively social scene with regular events organised throughout the year. The village is located for fast access onto A46 and M1 and there is a bus service from the village to the Loughborough Endowed schools and Rawlins College.

**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.

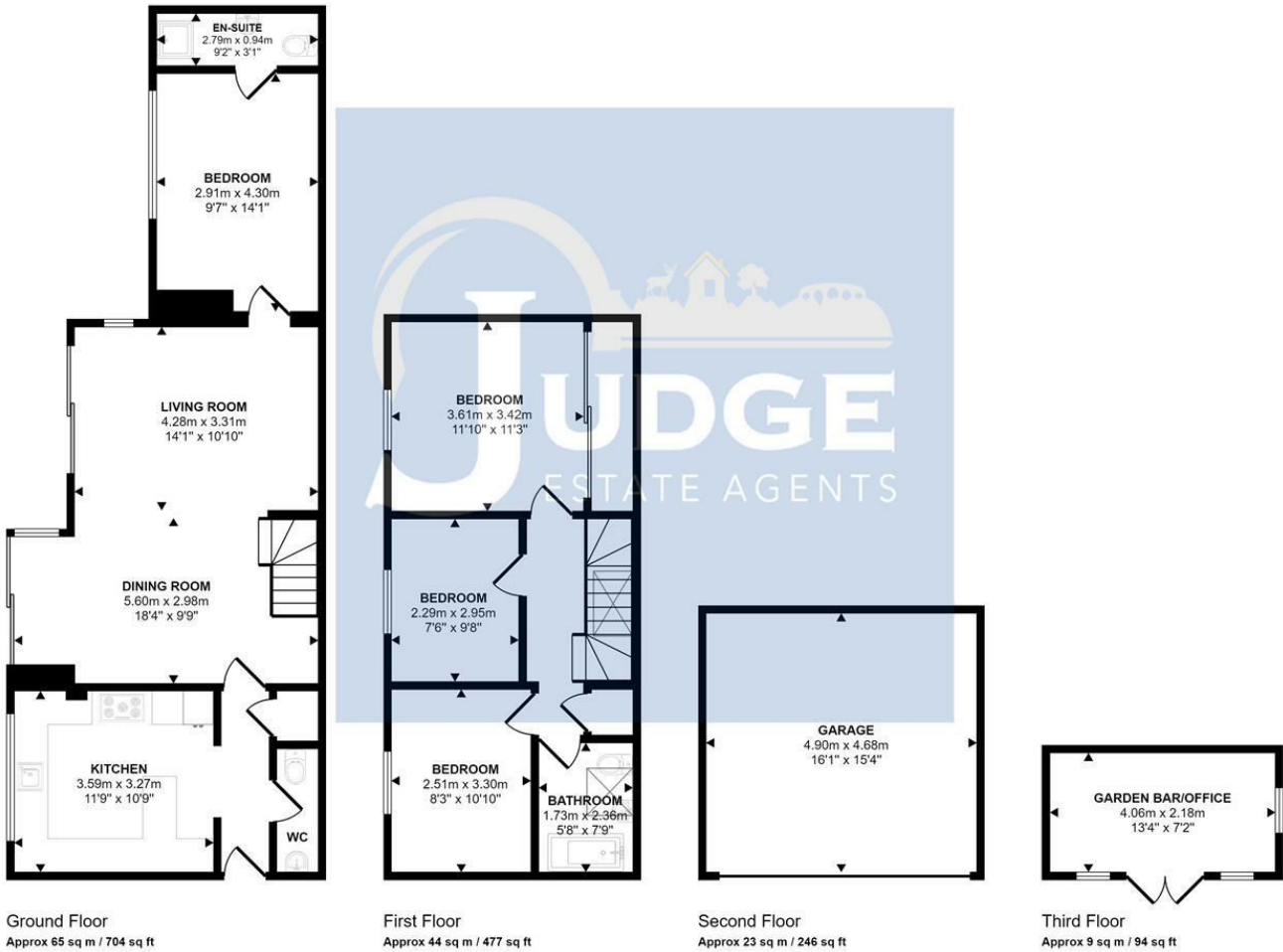
**MEASUREMENTS**

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification



Approx Gross Internal Area  
141 sq m / 1520 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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