



## Manor Farm

Butchers Lane, Seagrave







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## Butchers Lane, Seagrave

- Stunning spacious family home
- Over 1/4 acre gardens with countryside views
- Lovingly restored to a high standard
- Highly regarded village
- Four well-proportioned reception rooms
- Four bedrooms, en-suite, study
- Landscaped gardens
- Detached double garage
- EPC Rating D / Council Tax Band F / Freehold

### General Description

A stunning, spacious family home which has been lovingly restored and refurbished by the present owners, nestled in a tucked away position on just over a quarter of an acre of well-manicured gardens within this highly regarded village enjoying countryside views.

From the entrance porch there are three generously proportioned reception rooms all with log burner fireplaces and a large garden room with twin lantern sky lights, a laundry room, cloakroom and steps down to the beautiful bespoke handmade breakfast kitchen with a vaulted ceiling and underfloor heating.

On the first floor there are four good sized bedrooms and a family bathroom. The principal bedroom has an en-suite as well as a home office off which could be utilised as a walk-in wardrobe.

Accessed off Butchers Lane there is a large driveway with a detached double garage to the front and slightly raised gardens with a pathway to the front door.

The rear gardens have a large expanse of lawn and a spacious sunken entertaining space to enjoy the surroundings and could easily house an office pod or pergola and hot tub.









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## Location

A thriving quintessential village with a charming popular public house, church and a highly regarded primary school with a larger range of facilities found nearby at Sileby or Barrow upon Soar. Ideally located for access to Loughborough and Melton Mowbray and easy access to the M1 providing access to the North West of Leicestershire and further afield. The village is on the Endowed Schools bus run to Loughborough and Ratcliffe College is only a mile away. From the property there are many scenic country walks and nearby golf courses.

## Agents Note

A beautiful family home, rare to find.

## Accommodation Summary

Ground Floor: Entrance porch, inner hallway, sitting room, dining room, day room, garden room, breakfast/kitchen, cloakroom, laundry room.

First Floor: Four bedrooms, en-suite, study, family bathroom.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664) 896332.

## Tenure

Freehold.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band F.

## 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.

## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







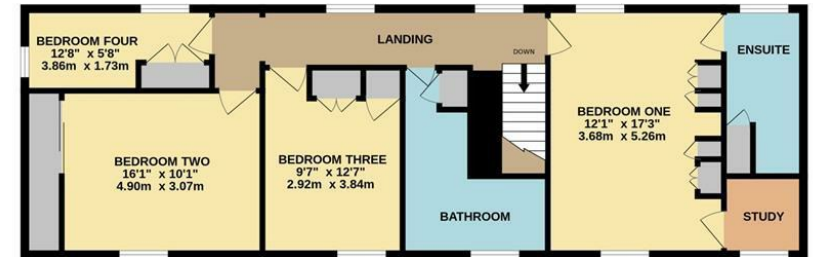
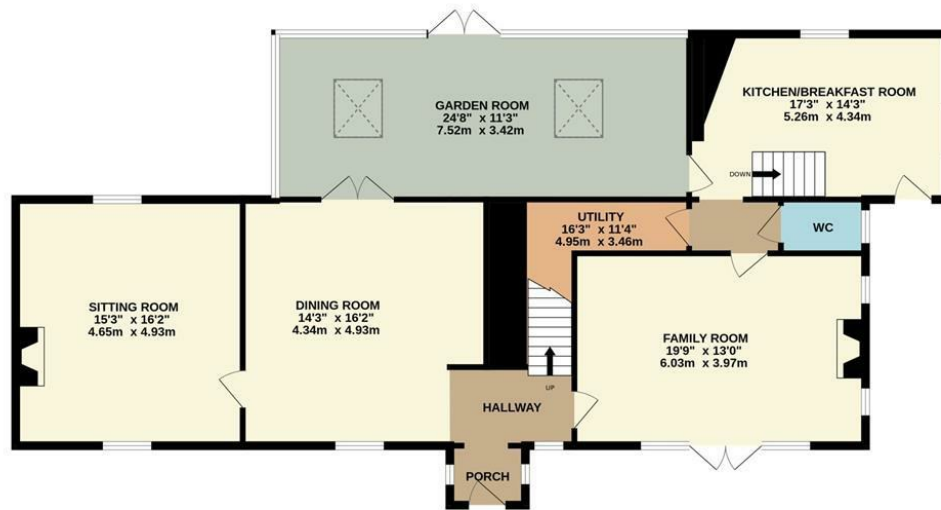












TOTAL FLOOR AREA : 2408sq.ft. (223.7 sq.m.) approx.

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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Viewing by appointment only

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.  
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.  
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



