

Three Turns Lane

South Croxton

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- Modern detached family home
- Edge of the village with stunning views
- Feature living room with vaulted ceiling
- Study area, spacious kitchen and living areas
- Boot room, utility, hallway, wc
- Three double bedrooms with one on the ground floor
- Two stylish en-suites and a family bathroom
- Oak frame garage, carport
- EPC Rating C / Council Tax Band F / Freehold

General Description

An individually designed three-bedroom detached family home situated on the edge of the village with open views. Built with the style and feel of a cosy barn conversion, the property still benefits from a modern build with adaptable living space across two floors, further benefitting a carport, oak framed garage and low maintenance gardens.

Accommodation

Internally, you will find an entrance hall, cloakroom, kitchen / breakfast room, boot room, utility room, sitting room with vaulted ceiling, dining room, study, and a bedroom with en-suite. On the first floor, there are a further two double bedrooms, one with en-suite. Outside of the property, there is low brick walling, wrought iron gates through the carport, quality block paving, an oak framed garage with a workshop area, an enclosed seating area with lighting and paving extending across the rear.



Location

Located within East Leicestershire, the village is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, Loughborough, Melton Mowbray, Oakham, Uppingham and Market Harborough. The location also offers some of the area's most attractive rolling countryside with many scenic country walks and golf courses. Rutland Water, which offers fishing, sailing and cycling pursuits, is only approximately half an hours' drive away. South Croxton also offers typical local village amenities including a Public House, a village Church and a riding school, with more comprehensive facilities available at nearby Queniborough and Syston.

Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.

Services

We are advised that mains electricity, water, and drainage are connected. The property is serviced by Air Source Heat Pump heating.

Local Authority

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

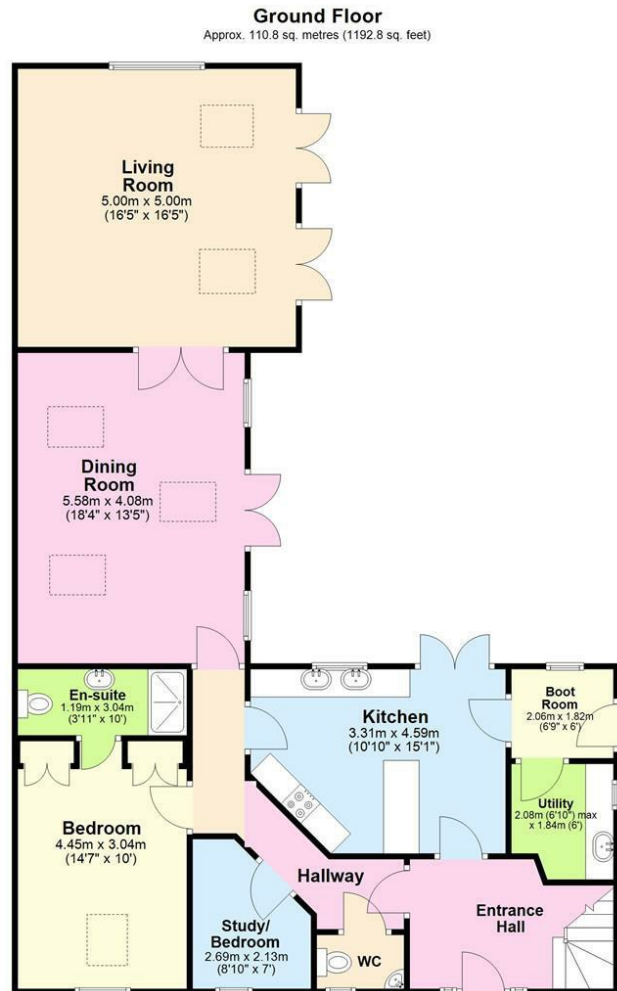
Measurements

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.

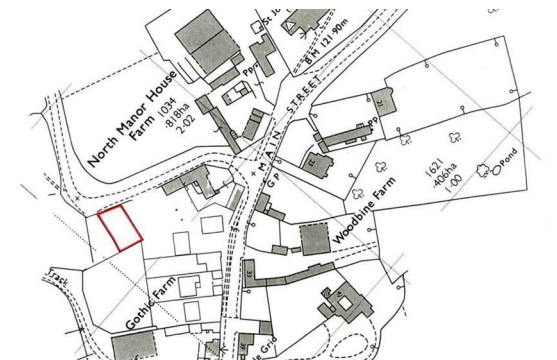
Money Laundering

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. This evidence will be required prior to solicitors being instructed.





Total area: approx. 150.2 sq. metres (1617.0 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place

Melton Mowbray

LE13 1XD

Telephone Sales: 01664 896332

Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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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.