

5 Bedroom House - Detached
located on The Kilns, Breach Lane,
Leicester
Guide Price £780,000

 **UP Estates**

****Executive Detached Residence - Stellar Floorplan Layout - Circa 2,350 sqft + Double Garage - 4/5 Double Bedrooms - Impressive & Sizeable Principal Bedroom Suite - Corner Plot****

"The Masonry" presents a sizeable plot with an integrated garage, positioned nicely on a corner plot within the development by Stronghold Homes. Tucked away, the porch entrance leads into a double-height entrance hall, perfect for hanging a statement chandelier. The entrance leads to a snug, dining room, WC, cloak closet and the main open-plan space. The separate dining room could also be used as a study, home gym or playroom. Families will benefit from the multiple sitting areas to accommodate the diversity of family life.

The open-plan space comprises of a kitchen with island, dining and family space. The kitchen design allows space for a large island and quality appliances. A utility conveniently links to the kitchen and has a personnel door to the garden. Access from the open-plan kitchen/ family space through bifold doors enables perfect indoor/outdoor summer living.

Upstairs, a galleried landing leads to 5 bedrooms, family bathroom and storage cupboard. The Master bedroom is an expansive room with additional walk-in wardrobe and ensuite. Bedroom 3 also benefits from an ensuite.



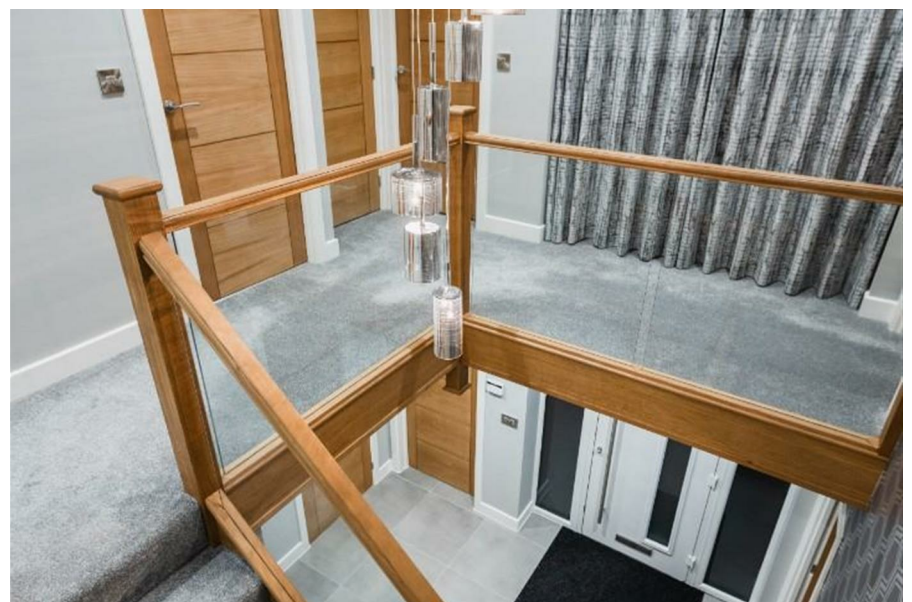
THE KILNS Development Overview

Nestled on the outskirts of Earl Shilton, a vibrant small town to the south west of Leicester, The Kilns is rare and exciting opportunity for those looking to live in an exclusive, impressive small bespoke development. With options to self build your own custom home, or move into an entirely finished completed home via an experienced, local builder, this collection of 9 thoughtfully designed homes, built to extremely high spec and standards internally and externally, making these homes are ideal for families, as well as having excellent utility to be occupied multi generationally.

A genuinely unique development, with each home and plot having an executive feel, and many would argue without compare locally, the properties offer a fantastic blend of contemporary, practical and stylish living, meaning we anticipate this address will become one of the most sought after places to live in Leicestershire.

Externally the properties are striking with brick and render exteriors, large glass facades architectural features which is emphasised with a range of materials and feature glass, this continues internally with well considered layouts and standout features which creates a dream, grand design home that will be yours to enjoy.

The Kilns has easy access via cycle paths, footpaths and the A47 to the surrounding towns; and onto the cities of Leicester and Coventry. Hinckley train station is only a 12-minute drive away. The m69 is within 5 miles, which leads to both the M6 & M1 providing routes to the North, the West, and London. EPC ratings and council tax information to be confirmed. The marketing materials used are a combination of both CGI and real photography of other Stronghold Homes built homes. This property is marketed on behalf of a connected person/party to Up Estates.



Guide Price
£780,000

- Brand New Executive Detached Residence
- 4/5 Double Bedrooms + 3 Bathrooms
- Three Reception Rooms + Sizeable Principal Bedroom Suite
- Bespoke Self Build or Traditional Build Options
- High Specification Finish Throughout
- Circa 2,350 sqft + Double Garage
- Exclusive 9 Detached Home Development
- Corner Plot Position
- Double Garage + Multiple Vehicle Parking
- Watch The Site Video Tour



Purchase Options For Buyers

BESPOKE BUILD

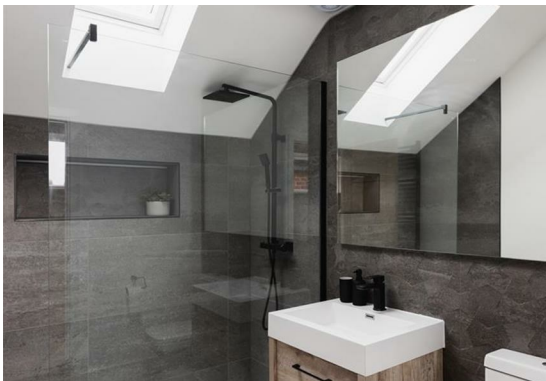
The Kilns will see the creation of custom-built homes, providing you the opportunity to purchase a plot and work alongside our experienced building team and designers to create a home that suits your needs and lifestyle.

We have obtained planning permission and supplied services for each plot, taking the first difficult steps off your hands. With external materials already approved, the you can enjoy the experience of working with our design team to customise layouts and select interior finishes, whilst we project manage your build. To assist with this the development has pre-approval for raising the finances throughout the build in way of a self build mortgage, more details of this are available upon request.

TRADITIONAL PURCHASE

The Kilns also offers the option to purchase a ready-made beautiful new build home, finished to high standards. Each house design has been created specifically for this site to offer buyers an exclusive, dream home.

Leave the design and detailing to our designers to create a ready to move-in home. However, reserve your plot early enough and you may still have a choice to select kitchen finishes and tiles.





Stronghold Homes Developer Overview

Stronghold Homes is a privately owned development company, established in 2015, specialising in residential properties with a focus on the end-user. We develop bespoke homes that are built with care, and a passion for detail and quality. Having built over 50 Homes, we bring experience to create attractive homes that fulfil both in function and design for you to live in.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





The Kilns, Breach Lane, Earl Shilton, Leicester



GROUND FLOOR

Entrance Hall	3000 x 3000
Snug	4800 x 3500
Dining Room	3600 x 3500
W/C	2500 x 1400
Utility	2500 x 2000
Kitchen, Dining, Living Room	4800 x 9400
Garage	6200 x 6100

FIRST FLOOR

Bedroom 1	6200 x 6100
Dressing	2400 x 2000
Ensuite	2400 x 1800
Bedroom 2	4500 x 3000
Bedroom 3 w/ Ensuite	4100 x 3700
Bedroom 4	3500 x 3100
Bedroom 5	3000 x 2500
Family Bath	2800 x 2200
Landing w/ Void	5000 x 3500

*all measurements are indicative



Ground Floor

First Floor

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

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