



**5 Bedroom House - Detached**  
**located on Breach Lane, Leicester**  
**Guide Price £1,050,000**

 **UP Estates**



"The Gables" design is an exclusive 5-bedroom property with strong kerb appeal via the impressive frontage that sits perfectly within The Kilns development scheme. The property welcomes you with a spectacular double-height entrance hall and stairs, leading to a study, WC, closet, large family lounge and the kitchen/dining and family space.

This home has been elegantly designed with a spacious kitchen at the rear of the property which adjoins to the double-height family space. The dining room, separated by a dual aspect fireplace, also adjoins the family space which has an expansive glass window overlooking the garden. Families will benefit from the multiple sitting areas to accommodate the diversity of family life. Access to the garden is gained through both the kitchen and dining room, creating great potential for indoor-outdoor summer living. The kitchen design allows space for a large feature island, quality appliances and a home bar. These rooms lead to the utility and home gym / playroom. The integrated garage can be accessed from both the utility and an exterior personnel door. Upstairs, a gallery overlooks the open-plan centre piece, leading to 5 bedrooms, a family bathroom and storage cupboard. A spacious principal suite includes a dressing room, ensuite with bath, and a personal balcony. Bedrooms 2 & 3 also benefit from their own 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.

### Stronghold Homes Developer Overview

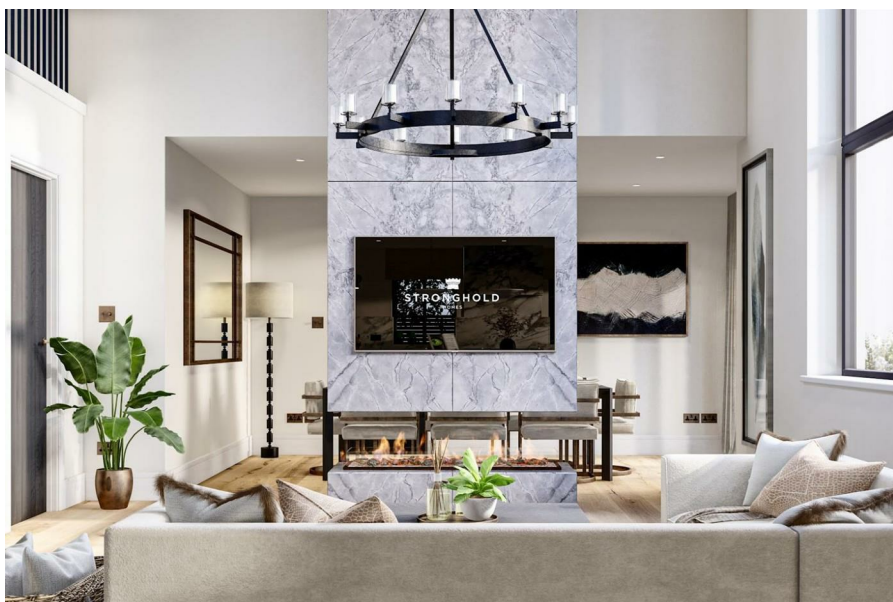
Stronghold Homes is a privately owned development company, established in 2015, specialising in residential properties with a focus on the end-user. We develop bespoke homes that are built with care, and a passion for detail and quality. Having built over 50 Homes, we bring experience to create attractive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

Guide Price  
£1,050,000

- Architectural Bespoke Designed Detached
- Imposing, Executive Residence
- Double Height Hallway & Living Kitchen/Diner
- Five Double Bedrooms
- Four Upstairs Bathrooms (Three En-Suite)
- South Facing Rear Garden
- Circa 3,200 sq ft + Double Garage
- Exclusive 9 Home Executive Detached Development
- High Specification Finish Throughout
- Watch The Site Video Tour





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.







Breach Lane, Earl Shilton, Leicester



## GROUND FLOOR

Double Height Entrance Hall	2500 x 5300
Lounge	6150 x 4450
Study	3000 x 3000
WC	1000 x 2250
Utility	1870 x 2250
Open Plan Kitchen	5900 x 4500
Open Plan Double Height Lounge	6670 x 4400
Open Plan Dining Room	3000 x 4580
Gym / Playroom	3000 x 4580
Garage	6000 x 6400

## FIRST FLOOR

Bedroom 1	6000 x 5000
Dressing Room	3100 x 3100
Ensuite	3100 x 2800
Bedroom 2 w/ Ensuite	4000 x 3300
Bedroom 3 w/ Ensuite	4400 x 3500
Bedroom 4	4500 x 3000
Bedroom 5	4000 x 3300
Family Bath	3000 x 2150

\*all measurements are indicative



Ground Floor



First Floor

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

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