



Quarter Bridge Horses Lane, Swadlincote, DE12 7LL

£695,000





Brief Description

Situated within close proximity to the shops and amenities offered by Measham High Street, whilst still enjoying a QUIET LOCATION with open FIELD VIEWS, this detached property was built by it's current owners and now offers FANTASTIC POTENTIAL for the next owner to 'put their own stamp' on this home.

A welcoming entrance hall has PARQUET FLOORING and a central oak staircase which divides in two and leads to a GALLERIED LANDING.

The flooring continues into the living room, which enjoys a feature fireplace with gas stove, exposed ceiling beams, dual aspect windows and patio doors, which give access to the garden.

There is a spacious DINING ROOM to the front elevation, whilst to the rear is a kitchen diner, which has been fitted with a range of solid wood units and GRANITE WORKTOPS and ISLAND. There are two sets of patio doors and a window to the rear, beneath which is an inset one and a half bowl sink and drainer with mixer tap over and tiled splashbacks. There is a range style double oven and grill with a five ring gas hob and extractor hood above. Furthermore there is space and plumbing for an American style fridge freezer, pantry store, tile-effect flooring and recessed ceiling spotlights.

Adjacent to the kitchen is a UTILITY ROOM with matching units and worktops as well as space for a washing machine and tumble dryer.

Generous in size, the SNOOKER ROOM also has parquet flooring and panelled walls, whilst the SPA AREA has a WET ROOM, SAUNA and SWIMMING POOL with jacuzzi.

To the first floor are four well proportioned, the largest of which enjoys the open views and has an EN SUITE bathroom.

There is also a Jack and Jill bathroom, a STUDY, and further four piece FAMILY BATHROOM.

Outside there are mature, established gardens with shaped lawns, patio and pond with fields to the rear. There is ample PARKING and a DETACHED DOUBLE GARAGE.

(Please note the swimming pool does require some remedial work but the current owner can remove it, by negotiation).

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ON THE GROUND FLOOR

- Entrance Hall
- Cloakroom/ WC
- Living Room
- Dining Room
- Kitchen Diner
- Utility Room
- Snooker Room
- Spa
- Wet Room / Shower
- Sauna
- Swimming Pool

ON THE FIRST FLOOR



Galleried Landing

Bedroom One

En-Suite Bathroom

Bedroom Two

Jack & Jill Bathroom

Bedroom Three

Bedroom Four

Family Bathroom

Study

OUTSIDE

Rear & Side Gardens

Substantial Driveway

Detached Double Garage

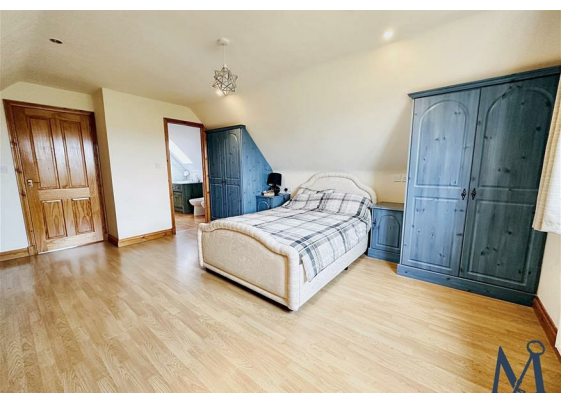
18' x 17'1" (5.49m x 5.21m)

Key Features

- EXTENSIVE BESPOKE ACCOMMODATION
- DETACHED DOUBLE GARAGE
- SNOOKER ROOM
- LARGE FITTED KITCHEN DINER
- SWIMMING POOL, SAUNA AND WET ROOM
- STUNNING COUNTRYSIDE VIEWS TO REAR
- BEAUTIFUL ESTABLISHED GARDENS
- LIVING ROOM & DINING ROOM
- TWO EN SUITE BATHROOMS
- VIRTUAL PROPERTY TOUR AVAILABLE







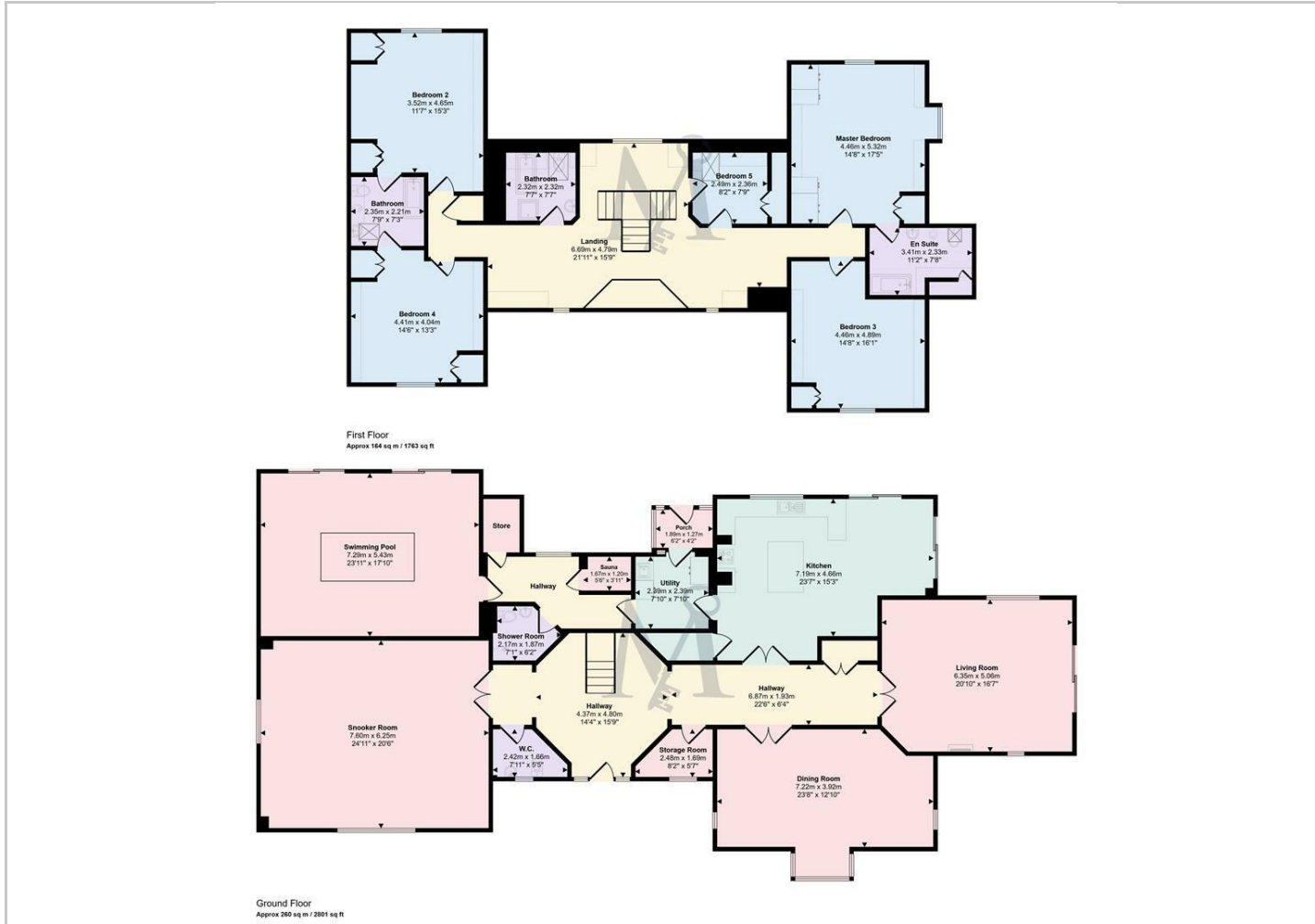




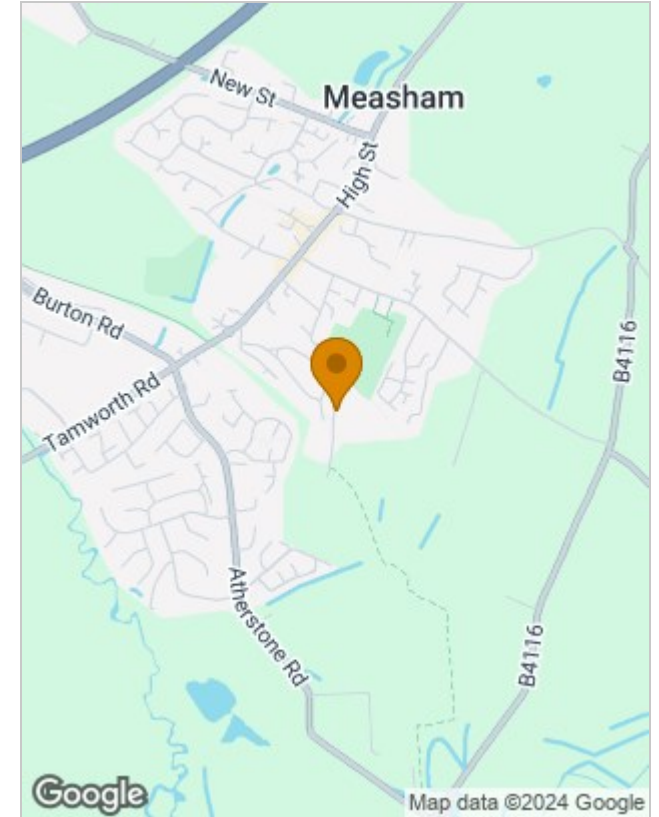




Floor Plans



Location Map



Energy Performance Graph

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	EU Directive 2002/91/EC	

Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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