



Main Street, Illston on The Hill, LE7 9EG



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Property Description

A wonderful three storey Grade II listed family home situated in the highly desirable and sought after east Leicestershire village of Illston on the Hill. The generously proportioned home is arranged over three floors and comprises; entrance hall, three reception rooms, cloaks / w.c, farmhouse kitchen, utility room and pantry. First floor landing, master bedroom with Jack and Jill bathroom, three further bedrooms and family bathroom.

To the second floor there are two further bedrooms and attic room with potential to be converted into a further bedroom.

Outside there is ample car standing to the rear, garage, log store and further store room. Impressive gardens to the rear extending to approximately 0.29 acres or thereabouts.

Viewing highly recommended.





Key Features

- Grade II Listed
- 3 Reception Rooms
- 6 Bedrooms
- Highly Sought After Village
- 0.29 Acres
- Wonderful Gardens
- Period Features
- Cellar
- Garage and log store

Price Guide
£950,000

LOCATION

Illston on the Hill is surrounded by some of south east Leicestershire's most attractive open countryside and is handy for the nearby village of Billesdon, which has a range of day to day amenities including a local shop, primary school, public house, post office, recreational facilities, doctor's surgery and fine parish church. There is also a notable public house in Illston on the Hill. Market Harborough and Kibworth offers more comprehensive shopping and supermarket amenities and has the advantage of mainline rail services to London St Pancras. The M1 is accessible at junction 20, and the A14 lies to the south with links to the A1.

VIEWINGS

To arrange to view the property please call Andrew Granger & Co on 0116 2429922.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

Via multi paned front door, quarry tiled flooring, staircase rising to the first floor, radiator and access to the cellar.

SITTING ROOM

14'0" x 13'5" (4.27 x 4.10)

Multi paned double glazed window to the front elevation, exposed ceiling beams, open fire place with cast iron inset, oriel bay window to side elevation.

DINING ROOM

14'0" x 12'3" (4.27 x 3.74)

Multi paned double glazed window to the front elevation, cast iron fireplace with decorative tiled inset, alcoved cupboards to either side of the fireplace with open shelving above, quarry tiled flooring, radiator and exposed ceiling beams.

LOUNGE

14'5" x 16'0" (4.40 x 4.90)

A generously proportioned reception room with large inglenook with beam over, multi paned French doors leading onto the rear gardens, radiator and multi paned window to the side.

CLOAKS / W.C

Comprising low flush w.c, pedestal wash hand basin, radiator and multi paned window to the rear elevation.

INNER HALLWAY

With quarry tiled flooring and doorway leading to the rear gardens.

KITCHEN

Fitted with a bespoke range of pine wooden wall and floor mounted cupboards with worksurface, De Dietrich induction hob, Neff double oven, stainless steel sink and drainer unit with mixer tap over. Multi paned window to the side elevation and floor mounted Rayburn providing heating and hot water as well as oven, warming draw and hot plate.

UTILITY ROOM

8'0" x 7'11" (2.46 x 2.42)

Doorway to side elevation, quarry tiled flooring and wall mounted cupboard.

PANTRY

5'0" x 8'3" (1.53 x 2.53)

With shelving, cold slab with tiled top, space for fridge and quarry tiled flooring.

FIRST FLOOR

LANDING

Multi paned double glazed window to the front elevation and staircase rising to the second floor.





MASTER BEDROOM

14'1" x 13'6" (4.31 x 4.12)

Double glazed multi paned window to the front elevation, radiator and exposed ceiling beams.

JACK & JILL BATHROOM

Accessed from the landing and master bedroom. Comprising cast iron bath with claw feet, high level w.c, pedestal wash hand basin with tiled surround, radiator and multi paned window to the side elevation.

BEDROOM 2

16'5" x 13'9" (5.02 x 4.20)

With multi paned windows to the rear and side elevations, radiator and exposed ceiling beams.

BEDROOM 3

14'1" x 13'5" (4.30 x 4.11)

Double glazed multi paned window to the front elevation and radiator.

BEDROOM 4

13'2" x 10'7" (4.03 x 3.25)

Multi paned window to side elevation, radiator, built in wardrobe and further cupboard housing hot water cylinder.

FAMILY BATHROOM

Comprising low flush w.c, pedestal wash hand basin, enamelled bath with tiled surround and multi paned window to the rear elevation.

SECOND FLOOR

Landing space.

BEDROOM 5

13'7" x 14'8" (4.16 x 4.48)

Multi paned window to the side elevation, radiator and exposed beams. Door way to:

BEDROOM 6

14'3" x 14'11" (4.35 x 4.57)

This bedroom is accessed from bedroom 5, with multi paned window to the rear elevation, radiator and exposed ceiling beams.

ATTIC ROOM

14'6" x 13'6" (4.44 x 4.14)

A useful attic room with the potential to be converted into a 7th bedroom if required. Multi paned window to the side elevation and access to further loft storage space.

OUTSIDE

STORE ROOM

15'10" x 6'11" (4.83 x 2.12)

Via wooden door.

GARAGE

24'11" x 14'4" (7.62 x 4.38)

With double doors.

LOG STORE

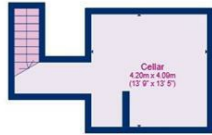
14'7" x 12'0" (4.46 x 3.67)

Via wooden door.

GARDENS

The Laurels have wonderful gardens that wrap around the property. The property is approached via a timber five bar gate which leads to ample car standing. To the rear is a productive vegetable allotment area with raised beds. A pathway leads to a mature private gardens with deep well stocked floral and herbaceous borders and impressive wisteria.





Cellar

Floor area 22.1 sq.m. (238 sq.ft.) approx



Ground Floor

Floor area 111.9 sq.m. (1,204 sq.ft.) approx (Excluding Garage and Stores)



First Floor

Floor area 102.2 sq.m. (1,100 sq.ft.) approx



Second Floor

Floor area 69.6 sq.m. (750 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.
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EPC Rating -

Tenure - Freehold

Council Tax Band - G

Local Authority
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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