



**Snows Lane, Keyham, Leicester, LE7 9JS**

**ANDREW  
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# Property Description

Located towards the edge of the beautiful East Leicestershire village of Keyham is this amazing, four bedroom detached, family home. Fully modernised throughout by the current owners, this stunning home combines unrivalled countryside views, a hugely versatile living space and a beautiful gardens to create a truly one of a kind property and cannot afford to be missed.

Once through the entrance porch, the property opens into a light and airy dining hall, complete with high ceilings and ample family space. Due to the size of the room, the possibilities are endless. Although currently set up as a dedicated dining area, the space could also be used as the main sitting room or a phenomenal entertainment space. To your right, sit two well sized reception rooms, both enjoying fantastic views over the mature and well maintained garden. As a result, Snows Lane provides all the versatility needed for modern family living with each room offering a wealth of options whether that be a lounge, study, children's playroom or hobby room. The front of the property houses the kitchen, modernised throughout the owner's time in the property. This well sized space is fitted with a range of wall and base mounted units to provide ample storage and preparation space, alongside a range of appliances such as a wonderful range cooker and space for a free standing fridge/freezer. The kitchen also provides access to a handy walk way with front and rear access, alongside access to the part converted garage, currently split as into a storage area and utility room. Rounding out downstairs is a well sized double bedroom, contemporary shower room and WC.

Upstairs, there are a further three generously sized bedrooms, with the master enjoying uninterrupted views over open fields and paddock land, alongside a stylish family bathroom. Outside, a wrap round rear/side garden offers a fantastic outdoor retreat and really helps add to the luxurious feel that Snows Lane exudes.







## Key Features

- Deceptively spacious, 4 bedroom home
- Extremely sought after village location
- Stunning rural views over open countryside
- Private off road parking for multiple vehicles
- Mature, well maintained garden and lawn
- Excellent internal condition
- Two sperate bath/shower rooms
- Multiple reception rooms
- Light and airy throughout
- Short walk from local village amenities

**Offers In Excess Of  
£475,000**



## Location

The picturesque East Leicestershire village of Keyham is a real hidden gem. Tucked away from the main roads and surrounded by phenomenal rural views, the village maintains close links to the bigger nearby towns of Leicester and Market Harborough, yet still retains it's quintessential village feel. With only 124 residents (as of the latest census), the village offers a wonderful community feel, rarely seen anywhere else. Despite this, Keyham offers of wealth of traditional village staples such as the Dog & Gun pub, village hall and church. Home to no less than 11 grade two listed buildings, Keyham really is the epitome of the perfect rural village and a wonderful place to call home.

## Accommodation in Detail

### Ground Floor

#### Entrance Hall

#### Dining Hall

24'4" x 12'11" (7.43 x 3.95)

#### Living Room

16'11" x 12'11" (5.18 x 3.95)

#### Sitting Room

12'11" x 12'5" (3.95 x 3.81)

#### Kitchen

11'3" x 10'10" (3.45 x 3.32)

#### Utility Room

12'5" x 10'7" (3.80 x 3.23)

#### Garage/Store

10'7" x 9'1" (3.23 x 2.79)

#### Bedroom Four

10'10" x 8'11" (3.32 x 2.72)

#### Shower Room

7'5" x 6'11" (2.27 x 2.13)

### First Floor

#### Landing

#### Bedroom One

14'2" x 12'11" (4.32 x 3.95)







### Bedroom Two

12'9" x 8'10" (3.91 x 2.70)

### Bedroom Three

10'11" x 9'10" (3.34 x 3.02)

### Family Bathroom

7'1" x 6'11" (2.18 x 2.13)

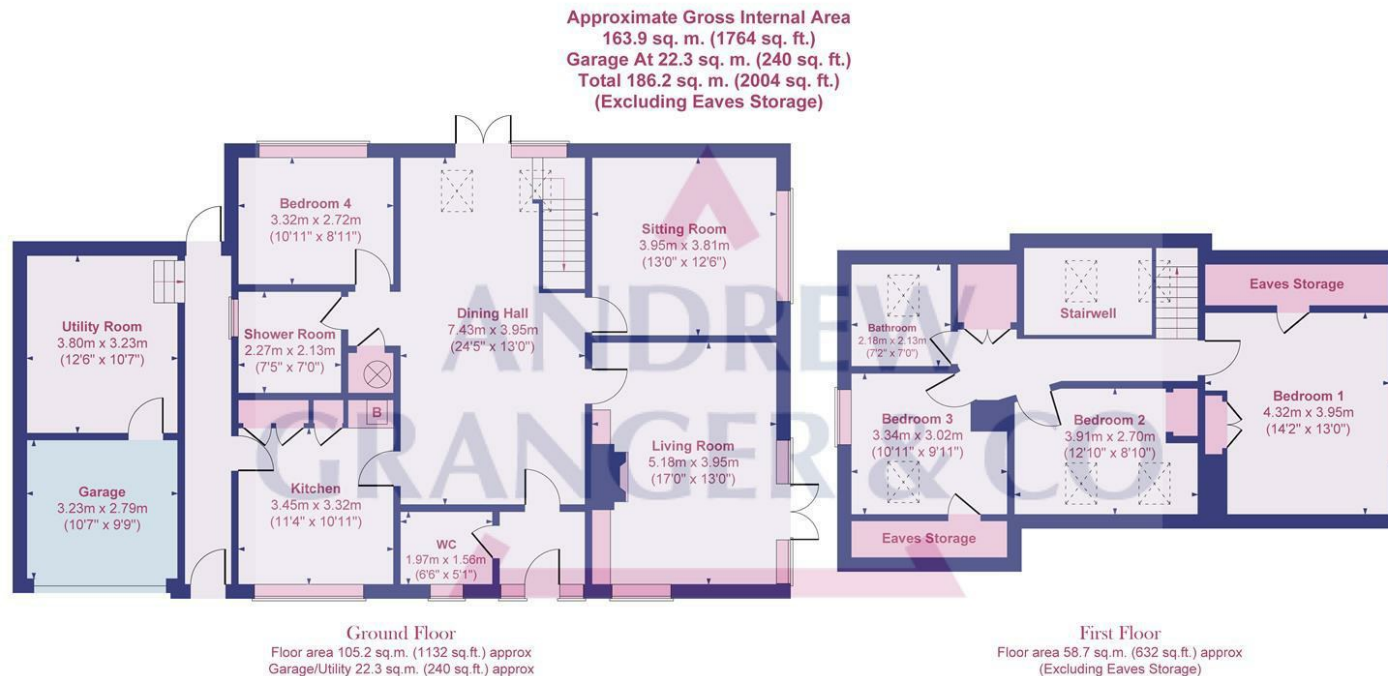








# Floorplan



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority  
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Oadby (Sales) office on 01162 429922

