



Main Street Peatling Magna LE8 5UQ





Key Features

- A Character Village Property Retaining a Wealth of Charm and Character
- Spacious Entrance Hallway with Central Fireplace
 - Study, Ground Floor Shower Room
- Living Room With Wood Burning Stove
- Formal Dining Room With Direct Access To The Rear Garden
- Stunning Bespoke Hand Built Kitchen With Vaulted Ceiling, Utility Area
- Principle Bedroom With Balcony & En-suite Shower Room
- Three Further Bedrooms, Family Bathroom With Four Piece Suite
- Landscaped Garden, Garage With Hobby Room Over
 - Countryside Views





The Property

Located in one of south Leicestershire highly regarded villages this extended period village home retains a wealth of charm and character, having undergone an extensive remodelling programme.

Utilising modern technology alongside period and reclaimed features, the property offers comfortable living space across two floors.

The village of Peatling Magna lies some 8 miles south of Leicester in the district of Harborough, it is a rural village surrounded by farmland and is close to the villages of Willoughby Waterleys and Arnesby.

Peatling Magna is a vibrant village with a church, village hall and the "Cock Inn" public house. The village is surrounded by beautiful countryside with country walks and footpaths that run off Arnesby Lane all on your doorstep. In the nearby villages of Countesthorpe and Blaby there are a comprehensive range of amenities which include a doctors surgery, dentist, churches, shops and supermarkets.

The towns of Leicester and Lutterworth are both within easy reach by car with links to the M1, M6 and A14 networks all within 10 miles. There are excellent high speed train services to London from Rugby, Market Harborough and Leicester.

A panelled entrance door leads through into a spacious entrance hallway with Amtico flooring, central fireplace shared with the snug, cloaks hanging space and staircase rising to the first floor, exposed ceiling timbers and connecting door leading into the living room and the study.

The study is a bright and airy room with a wood burner set on a stone hearth with a brick surround and exposed ceiling timbers.

This dual aspect room boasts a large fireplace with a wood burning stove set on a flagstone hearth, decorative brickwork behind and a reclaimed timber surround, a connecting door leads into the dining room which is a new addition to the property and provides a spacious entertainment space with bi-fold doors that lead out to the rear terrace.

The breakfast kitchen has a vaulted ceiling with a galleried landing above and exposed timbers, this has been refitted with a hand built bespoke shaker style units by Bespoke Kitchens of Oadby. There is a comprehensive range of base units with complimentary Corian worktop and inset bowl with drainer, larder cupboards provide generous storage space, integrated dishwasher a central island units with cupboards below and seating area, with a mix of Corian and oak worktop, a recess houses the Smeg range oven with a mantle over and an American style free standing fridge freezer.

The utility area provides additional storage space with full length units, plumbing for appliance and a connecting door leads through into the ground floor shower room which has been fitted with a white suite that comprises of a walk in shower, close coupled w/c and wash basin with a vanity unit.





The first floor galleried landing is approached via an oak staircase with turned wrought iron spindles.

The principal bedroom enjoys stunning views over open countryside through twin French doors which give direct access to the balcony, there is a range of fitted wardrobes that provide hanging and storage space and a door leads into the ensuite bathroom which comprises of a bespoke unit with twin wash hand basins, close coupled w/c and walk in shower unit.

There are three further double bedrooms all of which have fitted wardrobes and a family bathroom that is fitted with a four piece white suite that comprises of a free standing bath, separate shower unit, close coupled w/c and a wash basin set within a bespoke vanity unit.

Outside: To the front of the property there is a lawned area and shrub borders with a retaining wall that sweeps around to the side of the property and the paved drive which offers hard standing for between 2-4 cars, this in turn leads to the detached garage which has an internal staircase leading to a hobby area, power and lighting connected motorised door and a cloaks w/c.

There is a gated entrance from the front of the house that leads into the tiered rear garden that has been landscaped using flagstones and reclaimed brick to provide multiple seating areas, there is covered open bay structure that is ideal for alfresco dining with useful storage cupboards and has power and lighting connected.











Floorplan

Approximate Gross Internal Area
 204.3 sq. m. (2199 sq. ft.)
 Garage At 75.9 sq. m. (817 sq. ft.)
 Total 280.2 sq. m. (3016 sq. ft.)



Garage Ground Floor



Garage First Floor



Ground Floor
 Floor area 109.9 sq. m. (1183 sq. ft.) approx
 Garage 75.9 sq. m. (817 sq. ft.) approx



First Floor
 Floor area 94.4 sq. m. (1016 sq. ft.) approx

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



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