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FLOOR PLAN

DIMENSIONS

Entrance Hall

12'9 x 5'8 (3.89m x 1.73m)

Living Room 12'9 x 11'6 (3.89m x 3.51m)

Sitting Room 12'10 x 11'6 (3.91m x 3.51m)

Dining Kitchen

18'2 max x 20'10 max (5.54m max x 6.35m max)

Downstairs Shower Room

6'3 x 7'6 (1.91m x 2.29m)

Utility Room

8'3 x 4'0 (2.51m x 1.22m)

Lounge 27'5 x 17'9 (8.36m x 5.41m)

Bedroom One 18'6 max x 13'7 max (5.64m max x 4.14m max)

En Suite Bathroom

8'9 x 13'7 (2.67m x 4.14m)

Bedroom Two

13'1 x 12'1 (3.99m x 3.68m)

Bedroom Three 13'1 x 12'1 (3.99m x 3.68m)

Bedroom Four

11'2 max x 12'7 max to wardrobes (3.40m max x 3.84m max to wardrobes)

12'9 max x 11'2 max (3.89m max x 3.40m max)

Bedroom Six

9'10 x 5'10 (3.00m x 1.78m)

Family Bathroom 9'9 x 6' (2.97m x 1.83m)

Garage 35'6 x 10'9 (10.82m x 3.28m)

Summer House

10'10 x 11'01 (3.30m x 3.38m)







OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will

These details do not constitute part of an offer or contract.

Agents notes-FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relicents. The contract of the sale internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

5 Sutton Lane, Sutton in the Elms, LE9 6QF

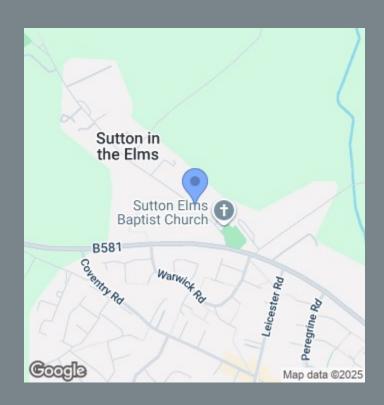
£900,000

OVERVIEW

- · Stunning & Spacious Family Home
- Fabulous Village Location, Open Views To Rear
- · Entrance Hall, Living Room & Sitting Room
- · Lounge & Dining Kitchen
- · Downstairs Shower Room & Utility
- Six Bedrooms With En Suite & Balcony To Primary
- Family Bathroom & In, Out Driveway
- · Tandem Garage & Summer House
- · Private, Extensive, Well Established Garden
- EER C, Freehold, Tax Band F

LOCATION LOCATION....

Arguably one of the most sought-after South Leicestershire addresses, Sutton in the Elms is a picturesque lane surrounded by open countryside. Broughton Astley with its vast amenities including Primary Schools, Doctors Surgery, Pubs and Restaurants is just a short walk away. The nearby road network is particularly convenient with easy access to the M1 and A5 road links. There is a bus service to the City Centre as well as easy access to Brooke House Day School located in Cosby and catchment to highly regarded secondary schools. There are a wealth of recreational facilities nearby making this a lovely place to live.











THE INSIDE STORY

Nestled in the heart of a fabulous village, this truly impressive detached home offers generous living space, charming features, an enviable setting \mathcal{E} open views to the rear. From the moment you step into the welcoming entrance hall, the sense of scale \mathcal{E} elegance is clear. The living room is bathed in natural light from dual aspect windows, enhanced by a feature fireplace that creates a warm, inviting atmosphere. A separate sitting room also enjoys dual aspect views & its own character fireplace, making it an ideal retreat. The spacious dining kitchen is the heart of the home, a place where you can relax, entertain & spend time as a family with absolute ease, beautifully fitted with wooden shaker-style cabinets $\mathscr E$ black granite worktops $\mathscr E$ having French doors opening onto the garden, blending indoor \mathcal{E} outdoor living. Practicality is well-considered with a downstairs shower room & a useful utility. The lounge at the rear is perfect for entertaining, boasting stylish bi folding doors that extend the living space out onto the garden. Upstairs, a striking galleried landing leads to five generous bedrooms & a modern family bathroom, providing comfort for all. The primary suite is accessed from the lounge and is a true sanctuary, complete with a private balcony giving views over the garden & a marble en suite bathroom. Outside, the property continues to impress. A drive in & out driveway provides ample parking, along with parking to each side of the house & access to a tandem garage. The extensive garden is a real highlight, being completely private & offering both lawn & patio areas, ideal for relaxation or entertaining, along with a charming summer house that completes this wonderful outdoor haven. This substantial home combines space, style & versatility, making it a perfect choice for families seeking both luxury & village life. Worth noting this home boasts accommodation of over 3,000 square feet (excluding the tandem garage)







