

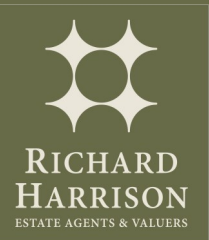


# Glenwood

Melton Road | | Burton-On-The-Wolds | LE12 5AG

Guide price £585,000

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A unique and impressive detached property, perfectly presented throughout with immaculate stylish decor. This luxury family home sits in a non-estate position at the centre of this popular and much sought after Wolds village. Offering flexible accommodation over three floors, finished to an exacting standard with particularly spacious reception rooms including a stunning garden room extension, lavishly appointed kitchen and four bedrooms with three bathrooms. There is a low maintenance garden and large driveway with detached garage. An early viewing of this property is essential as properties of this type are rare to the market.

Unique Detached Home

Large Lounge and Dining Room

Stunning Garden Room

Three Bathrooms

Garage and Driveway

Beautifully Appointed

Luxury Breakfast Kitchen Room

Four Bedrooms

Master Dressing Room

Landscaped Garden

## Entrance Hall

A light and airy hall with glazed composite door and matching side panel, window at the side and a large double door cloak cupboard.

## Entrance Hallway

With tiled flooring running from the Entrance Hall, this spacious inner hall features a beautiful carved spindle staircase with Oak handrail, and light coming into the space from the galleried landing above.

## Lounge

A particularly spacious Lounge with feature gas real flame fire set with marble surround and elaborate feature mantelpiece. There is a window to the front and fully glazed French doors to the Garden Room, making this space a flexible and versatile entertainments area.





*"A lavishly appointed, luxury family home set in a non-estate position"*



### **Garden Room**

A recent addition, this truly stunning Garden Room makes an ideal space for family living or entertaining. Skylight windows and two sets of bi-folding doors allow a vast amount of daylight in to the space and there are French doors to the Kitchen side, ideal for opening up when entertaining in the Summer. The Garden Room has a wall mounted electric fireplace and tiled flooring.

### **Breakfast Kitchen**

Lavishly appointed and boasting a vast array of quality wall and base mounted units finished in a high gloss laminate. There are integrated appliances and stunning Granite worktop incorporating an undermounted sink unit. LED lighting makes an evening feature along with wall mounted TV area above the breakfast bar, there are wine bottle display racks and a feature exposed wall surround for the cooker, giving a nod towards the semi-rural village setting.

### **Dining Room**

Offering a great deal of space and flexibility, this impressively sized Dining Room could also be used as an alternative reception room and is well situated next to the Kitchen and Hallway.

### **Rear Lobby**

With access to -

### **W/C**

With low level flush W/c and vanity wash hand basin.

### **First Floor Landing**

A spacious landing with window to the front and stairs rising to the second floor.

### **Bedroom 1**

An impressively appointed master bedroom with window to the front and access to the Dressing Room and En-suite.

### **Dressing Room**

Featuring a range of fitted wardrobes and providing walk through access to the En-suite.

### **En-suite**

Luxuriously fitted with a large corner shower cubicle, W/c, wash hand basin and window to the rear, along with porcelain tiling.

### **Bedroom 2**

A double bedroom with windows to the front and side.

### **Bedroom 3**

A spacious bedroom currently used as a study/music room with fitted furniture.







### Family Bathroom

Superbly appointed and featuring triple windows to the rear with bath, wash hand basin and W/c.

### Second Floor Landing

A spacious galleried landing with access to Bedroom 4 and En-suite, which is separate to be able to use as an additional Family Bathroom.

### Bedroom 4

A spacious bedroom ideal as a guest suite and offering a great deal of space.

### En-suite

Ideal as an En-suite to Bedroom 4 or alternatively as an additional Family Bathroom, featuring a freestanding roll top bath, w/c and wash hand basin.

### Outside

The property sits in a delightful position central to the village and behind an historic brick wall, which creates a gated access feel into the initial area of driveway shared with number 16. There is a vast amount of parking on gravel driveway and access to the detached garage, currently used as a workshop and having up and over door in addition to a personnel door. The rear garden is beautifully landscaped for low maintenance with faux grass and patio areas ideal for entertaining.

### The Area

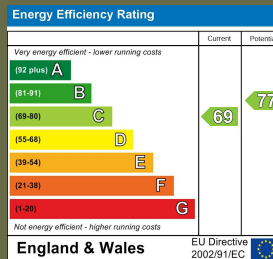
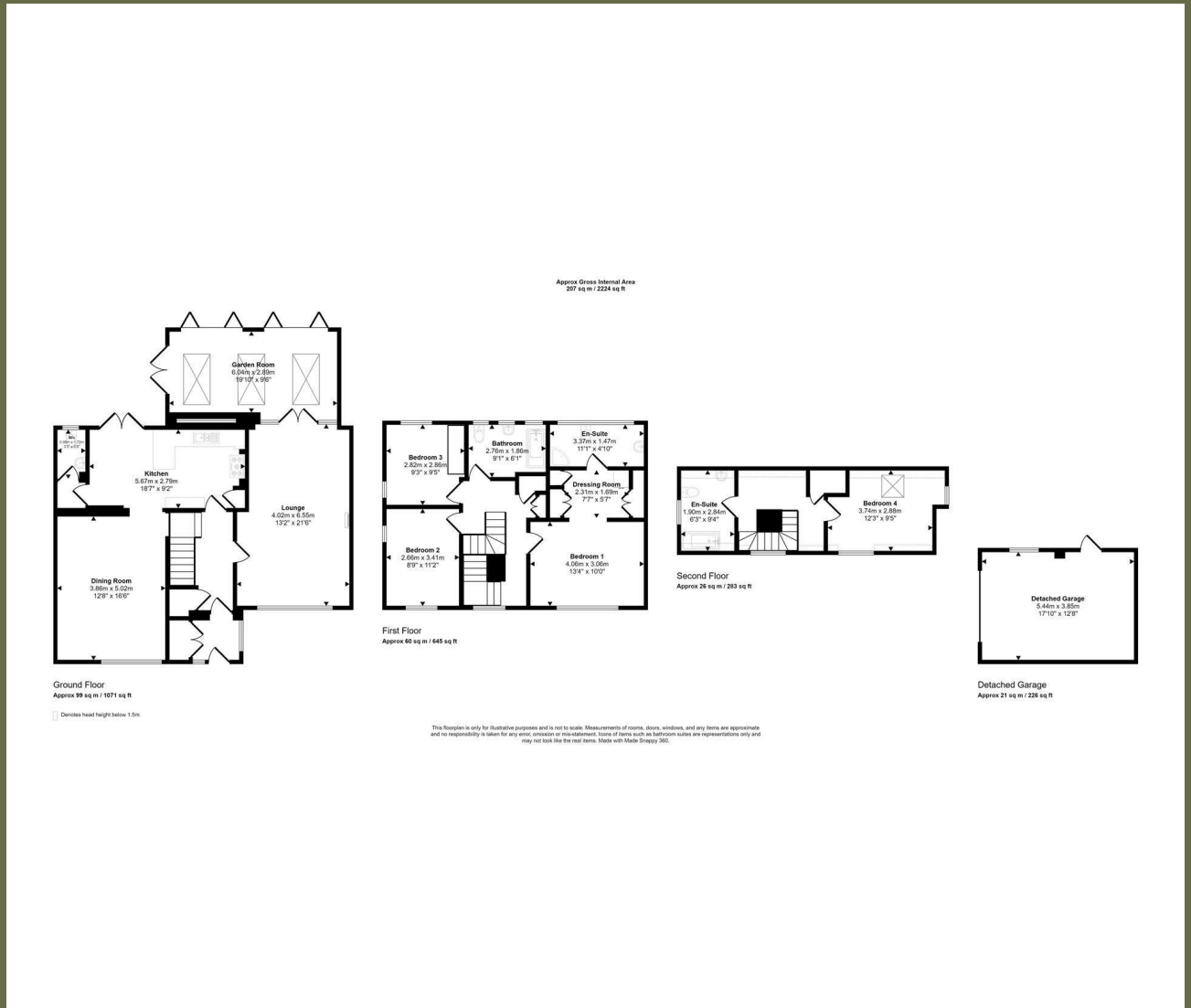
Burton on the Wolds is a pretty and popular village with great access to the centre of Loughborough 4 miles, Melton 9 miles and Nottingham 14 miles together with Leicester being 13 miles and the Mainline Railway station in Loughborough 2.5 miles with direct access to London St Pancras in approx 1hr40mins. The village has local facilities such as public house and shop in the village and a good local primary school.

### Extra Information

To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>





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