



## Apartment 2

Burton Hall, Hall Drive | Burton-On-The-Wolds | LE12 5AZ

Asking price £399,950



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# Apartment 2

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A truly impressive ground floor apartment having been lavishly upgraded and renovated by the current owner to an exacting level of specification and attention to every conceivable detail, being one of only eight apartments in this exclusive hall. This magnificent home boasts spectacular original features of the hall which dates back to circa 1760. Having been an impressive single residence for various notable occupants over the years including a period spent as a nursing home, Burton Hall was converted into separate apartments circa 2002. Apartment 2 is one of the larger apartments and has its own professionally landscaped private garden in addition to the magnificent and beautifully maintained communal gardens. This property would ideally suit discerning purchasers looking for an impressive yet easy to maintain character property or alternatively for singles, couples and professionals wishing to be well located near to Loughborough, Leicester, Nottingham and Melton Mowbray and also the direct train link from Loughborough station to London St Pancras.

Large Ground Floor Apartment

Tenure: Leasehold

Lavishly Upgraded by Current Owner

Three Large Bedrooms

Additional Communal Gardens

Grade II Listed Building

No Upward Chain

Luxury En-Suite and Bathroom

Professionally Landscaped Garden

Allocated Parking for Two Vehicles

## The Accommodation

The apartments of the hall share the imposing main entrance foyer, leading to a grand rear hallway accessing the apartment. The accommodation comprises a large hallway laid in solid oak flooring, three large bedrooms with magnificent full length refurbished sash windows and original shutters which have been professionally restored. There is a luxury fitted en-suite shower room and newly fitted luxurious bathroom with freestanding bath. The rear hallway has original flagstone flooring leading to a large living room enjoying views over the garden, and with an archway to the dining kitchen beautifully framing the large island unit, there is an extensive range of fitted units, quartz tops and high specification integrated appliances, the French doors have hardwood shutters custom made by a local carpenter to mirror the original shutters, and lead out to the wonderful professionally landscaped garden with a variety of shrubs, plants and trees.



*"An exacting level of specification"*



### **Communal Entrance Hallway**

An impressive and imposing entrance to this wonderful Georgian building through classic stone steps and pillared entrance into the communal entrance hallway used by all residences before reaching private quarters. This area has ornate character features and with the apartment itself having a direct access front door from the rear hallway.

### **Entrance Hall**

A most impressive entrance hallway with double height ceilings which continue throughout the property. There is solid oak flooring providing a stunning arrival experience upon entry to the hallway which also features four large reclaimed chandelier light fittings, there are a range of bespoke designed and fitted floor to ceiling storage cupboards which contain space and plumbing for washing machine and extensive hanging and shelving space in addition to top box storage above.

### **Lounge**

A magnificent living room, open-plan to the dining kitchen featuring ceilings extending to over 12' in height with large sash window to the rear overlooking the garden having original shutters and high security deadlock features. There is a feature fireplace recess with inset gas point for potential installation of living flame gas fire. Original ceiling coving and an archway through to the kitchen.

### **Kitchen**

A truly impressive open-plan dining kitchen featuring a large oversized island unit in the middle in addition to an extensive range of storage, surmounted by Quartz worktops with a under unit composite sink unit with a Franke mixer tap having an instant hot water boiling tap with water filter feature. Built-in Bosch steam oven, two conventional electric ovens and a microwave/combi oven operated by manual switches or Wi-Fi connection, separate Fisher and Paykel gas hob inset into the island unit. There is an integrated full length fridge and separate freezer, the island unit features a breakfast bar and dimmable antique brass pendant light fittings supplied by high quality well renowned company Jim Lawrence which beautifully complements the matching antique brass switches and plug points. In addition to extensive recessed ceiling spotlights also on a dimmer feature with the dining area having ample space for dining table and chairs. There is a cupboard housing the wall mounted Vaillant gas central heating combi boiler with 3 years left of a 10 year guarantee and operated on a Hive system.

### **Inner Lobby**

An inner lobby gives access from the living room kitchen through into the main entrance hallway and onto the bedroom accommodation. This inner lobby features original flagstone flooring, wall mounted picture lights, deep skirting boards and a cupboard housing the wall mounted electrical RCD unit.

### **Bedroom 1**

A magnificent master bedroom suite with solid oak flooring, large sash windows to the front with original top and bottom shutters. There is access to:

### **En-Suite**

Having a luxury fitted suite comprising wall mounted wash hand basin unit with recessed mixer tap, fresh stone Blootoe solid shower tray unit with glass screen and wall mounted Aqualisa mixer shower, Grohe push button flush WC, porcelain tiled splashbacks, extractor fan, recessed ceiling spotlights and fitted shelving.

### **Bedroom 2**

A large bedroom with two sash windows and original shutters, solid oak flooring and a reclaimed chandelier light fitting.



### Bedroom 3

A generously sized room currently used as a guest bedroom and having, solid oak flooring, a sash window to the front elevation in addition to a bespoke designed and fitted timber framed sealed unit double glazed window at the front.

### Bathroom

Featuring a recently fitted suite comprising an impressive Ramsden and Mosley freestanding Arran bath (costing circa £3,000), floor mounted mixer tap and detachable shower head, separate Mira mixer shower, recessed ceiling spotlights, Hansgrohe WC, wash hand basin, extractor fan, contemporary column radiator, porcelain tiled flooring and walls.

### Outside

The property forms part of an exclusive development within this Grade II listed building, approached along Hall Drive and into a gravel covered communal car parking area where the property for sale has two individual allocated off road parking spaces. The rear garden is immediately at the back of the property for the exclusive use of this apartment. The garden faces southeast and has been professional landscaped by renowned local landscape gardener Claire Jones with a wonderful range of shrubs and plants and hard landscaping. There is a gateway leading onto the extensive communal garden areas which are beautifully maintained and look out across open countryside. There is an area with a number of timber sheds, each allocated to an individual apartment whilst the cellar gives way to an allocated storage vault.

### 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.

### Agents Note

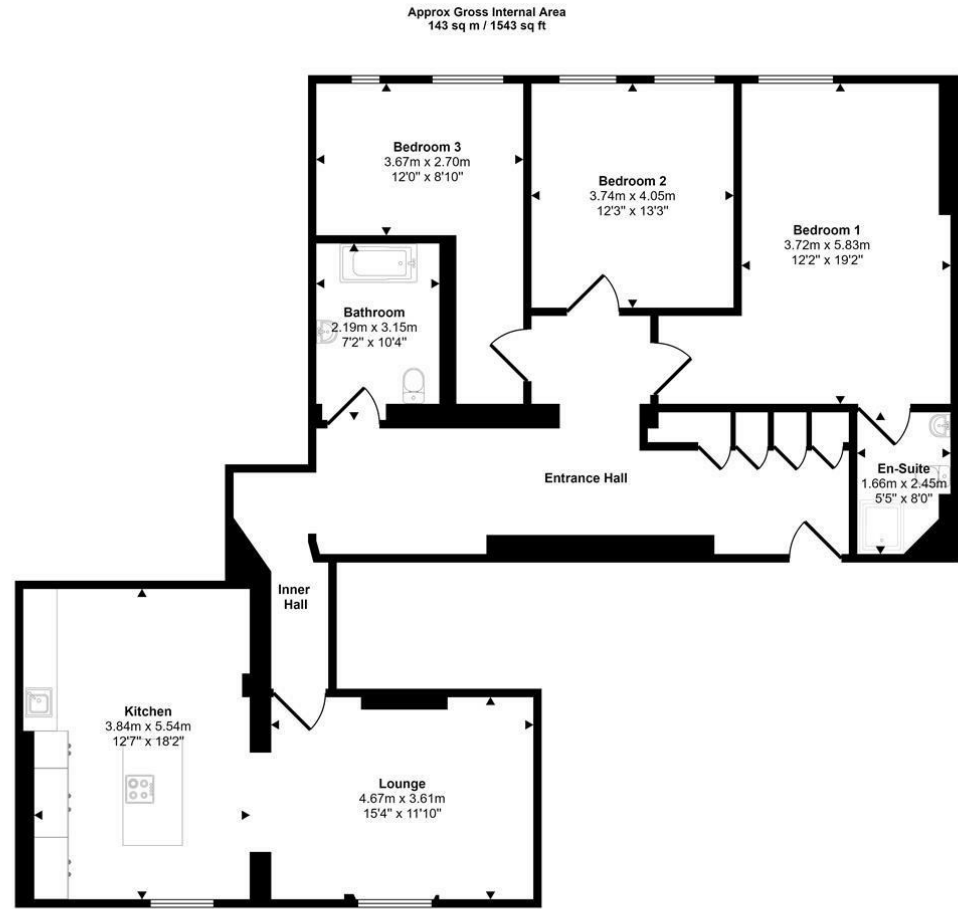
The property has its own cellar storage area accessed via a communal area. The property is Leasehold and has 103 years remaining. With a service charge of approximately £215.67 per calendar month. The ground rent is £150 per annum payable every 6 months. The Service Charge is to be reviewed in 2027. 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>



*"Stunning landscaped gardens"*





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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