



St. Philips Road | | Burton on the Wolds | LE12 5TS

Asking price £435,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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An exceptional detached family home, stylishly presented with stunning attention to every conceivable detail. The specification of this home is outstanding, with an emphasis on open plan family living and flexible accommodation. There are high quality replacement double glazed windows, modern gas central heating system and is offered in immaculate 'show home' condition. The property is set within a much sought after and well regarded location within this popular village. The accommodation comprises entrance hall, w/c, lounge, dining kitchen, utility room, family room, five bedrooms and family bathroom. Outside is a storage garage, driveway and a landscaped garden to the rear. Early inspection is highly recommended to avoid disappointment.

An Exceptional Family Home	Detached Residence
Five Bedrooms	Luxury Bathroom and W/c
Large Lounge with Bay	Stunning Dining Kitchen
Separate Family Room	Utility Room & Store Garage
Landscaped Garden	Extensive Driveway

Entrance Hall

With stairs rising to the first floor landing.

W/C

Fitted with a two piece suite comprising low level flush w/c, wash hand basin and a window to the front.

Lounge

A particularly large lounge with bay window at the front, feature open fireplace with Limestone surround, wall light points and an archway to the dining kitchen.



*"Offered in
show home
condition"*



Dining Kitchen

A substantial open plan family living and entertaining space, with the dining area having French doors to the rear, A wonderful range of stylish two tone coloured kitchen units finished in a shaker style, with contrasting Corian and timber worktops. There is a double undermounted sink unit, wine bottle rack and space for a gas range cooker with extractor hood above. There are recessed ceiling spotlights and access to -

Utility Room

With tiled floor, storage units and timber worktops, Belfast sink and space for washing machine and tumble dryer. There is a window to the side and access to -

Family Room

Tucked away and ideal as a home study or family room/snug, with French doors to the side and wood laminate flooring. There is a cupboard housing the wall mounted gas central heating boiler.

Landing

A gallery landing with access to -

Bedroom 1

A spacious double bedroom with window to the front.

Bedroom 2

A spacious double bedroom with window to the rear.

Bedroom 3

A spacious double bedroom with window to the front.

Bedroom 4

Offering ample space for bed, with window to the front elevation.

Bedroom 5

A lovely room with French doors onto a contemporary glazed Juliet balcony. This room is currently used as a study with a view!

Bathroom

Fitted with a luxury three piece suite comprising P shape bath, wash hand basin and w/c. There is a window to the rear, recessed ceiling spotlights and tiled splashbacks.



Outside

A spacious tarmac block edged driveway gives way to the storage garage with electric roller shutter door and a side access path to the rear garden. The rear garden is beautifully landscaped with patio, lawn and play areas. There is a timber shed and external lighting.

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 OFSTED rated Outstanding local primary school.

- Countryside on your doorstep, perfect for family walks with the dog
- Walking distance to Olivia's cafe at Wymeswold airfield
- Jump giants a short walk, also on the airfield
- There are various children's play areas dotted around the village
- A lovely village community with various clubs and facilities to benefit from:-
- Local playing field offering football coaching to all ages
- Towles fields tennis courts
- General store at the garage
- The local pub provides a seasonal bouncy castle and festive events
- Hourly bus service
- Weekly fresh fruit and veg market / Hambleton's bakery / Glenn Lewin butchers on the Greyhound pub's forecourt - every Wednesday
- The village preschool playgroup and primary school run various social events both for children and adults

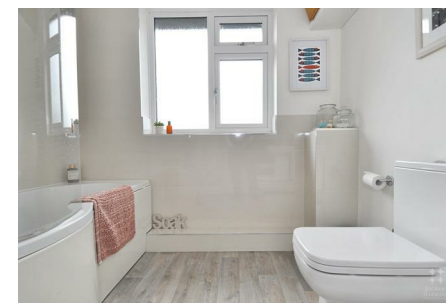
Extra Information

To check the Internet and Mobile coverage you can use the following link: 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>

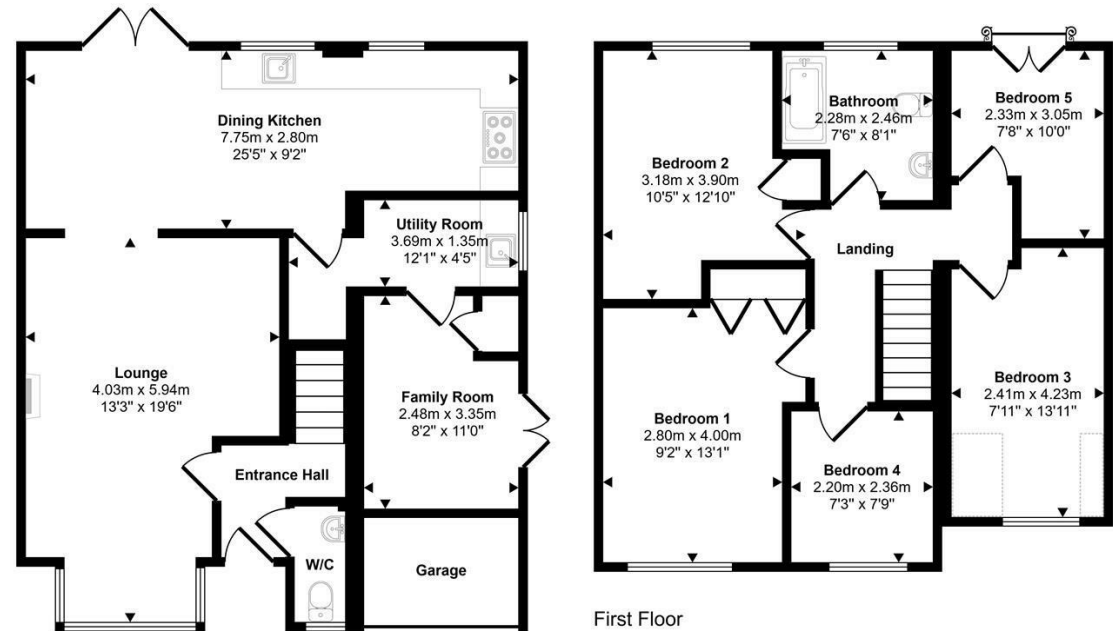


*"An
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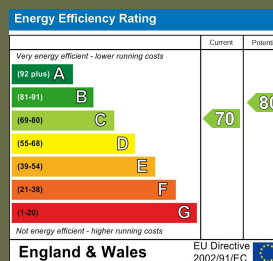




Approx Gross Internal Area
128 sq m / 1380 sq ft



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.



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