





Entrance Hall

Reclaimed solid wood oversized door to the front, flagstone flooring and stone steps, electric traditional style radiator and statement gnarled reclaimed balustrades.

Boot Room

Recently installed by deVOL with two large shoe storage benches, wooden panelling and plenty of coat hooks.

Pantry

Fitted with a range of cupboards with shelving storage, extensive wine storage and this room is unheated to keep the produce fresh and chilled.

Staircase one

Solid wood staircase leading to bed 4

Bedroom Four

This bedroom has its own separate staircase enjoying views over to the kitchen. This multi purpose room enjoys a velux window, bespoke built in storage and solid wood floor.

Superb Dining Kitchen

A high specification recently installed bespoke deVOL kitchen. A beautiful space with a high vaulted ceiling and beams. A large moveable preparation table, feature glass ceiling with bespoke made electric blinds that insulate in the winter and act as shade in the summer. High output log burner, solid wood floor, bespoke made extra long drop lights and dimmable spots. Induction hob, an array of fitted deVOL cupboards, double deVol belfast sink and tap, integrated SMEG appliances including a dishwasher, extra wide oven, fridge and freezer. Full height glass barn door that can open to the courtyard to the front. Large sliding doors which separate the dining kitchen to the lounge and can be opened up to make a large party room or ideal for family occasions to make one colossal room.

Magnificent Beamed lounge

With a second log burner within a reclaimed oak fireplace surround with a tiled hearth. Beamed ceiling solid wood floors and windows to the rear and front some of which have handmade shutters.

Utility Room

With a handmade range of wooden fitted cupboards including a Perrin & Rowe sink and taps and solid wood worktops. Integrated washer dryer siemens oven and microwave. Stone floor.

Internal Hallway

With a reclaimed wooden door to a useful cupboard understairs and oil boiler. There is a solid wooden floor and access to integral garage.

Downstairs Bedroom Three

With solid wood floor and integrated double wardrobe.

Downstairs Shower Room

Mains plumbed heritage style shower and cubicle, oversized wash hand basin with quartz calcatta worktop, low level WC, solid wood floor and handmade shutters to the windows. The door is a16th century oak panelled door.

First Floor Via Second Staircase

Landing

Via an English elm bespoke made staircase to a spacious landing enjoying reclaimed wooden flooring and a large built in airing cupboard with the hot water tank.

Bedroom Two

This is a large bedroom with truss beams semi dividing the room and having a unique window overlooking the kitchen, solid wooden floor.

Principle Bedroom

A lovely room with two triple wardrobes, solid wooden floor, a double storage cupboard and velux window to the rear.

En Suite Bathroom

With solid marble floor, victorian rolled top bath, pedestal wash hand basin, low level wc, separate shower cubicle with a granite shower tray. Further built in storage and heated towel rail.

Outside

The property is approached via a shared driveway within a courtyard setting with three other properties.

To the front

To the front of the property is parking for two cars, outside tap which is plumbed with warm water to double up as a dog shower space, Granite cobbles run the full length of the property. Parking for two vehicles and ther is ambient lighting.

Integral Garage

With block paving floor and solid wood doors to the front, there is an electric vehicle charging point.

Rear Garden

There is a small rear garden with a courtyard sitting area with solid oak pergola. Rose tree and planting area with raised flower borders. There is a brick built oil store and garden storage area.

Tenure

Freehold

Council Tax Band

North West Leicestershire District Council

Council Tax Band : F

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, oil and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

