



: £ 469,995

**THE LARKSPUR, SOWTERS LANE, BURTON-ON-THE-WOLDS,  
MIDDERBURY**



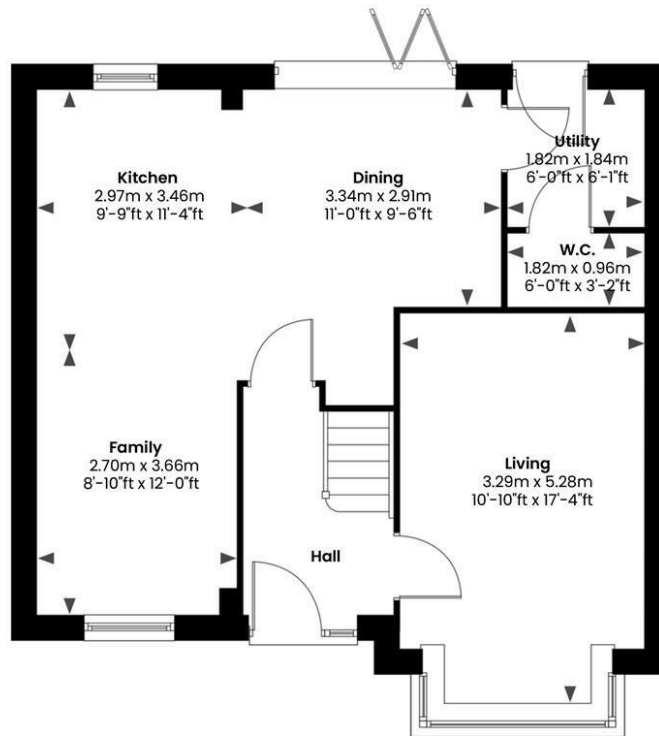




**\*CURRENT PRICE RANGE: £469,996 - £475,000\***

The Larkspur – Contemporary Elegance, Designed for Family Living. The Larkspur is an impressive four-bedroom detached residence that combines timeless architecture with modern convenience. Thoughtfully designed across two floors, it offers flexible living spaces, abundant natural light, and a seamless connection to the outdoors — everything a discerning family home should be.

## GROUND FLOOR



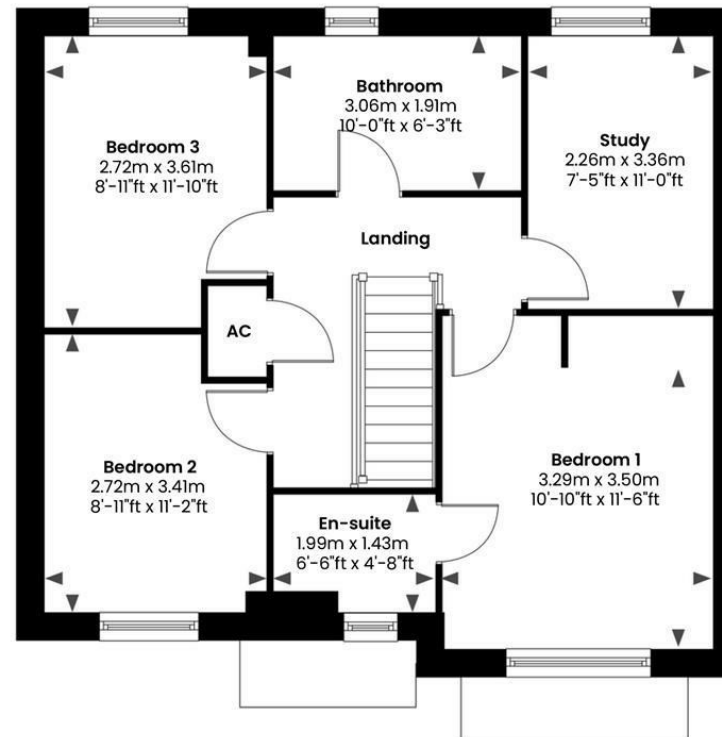
### Ground Floor – Light, Space & Everyday Luxury

Step through the welcoming hallway and you'll immediately sense the home's warmth and flow. To the front, a versatile family room creates the perfect retreat for a snug, playroom, or TV lounge, allowing every member of the household their own space. At the rear, the kitchen and dining room form the vibrant heart of the home. Here, contemporary fittings blend with generous proportions, making it the ideal setting for family meals or entertaining friends. French doors open onto the garden, inviting in sunshine and providing the perfect backdrop for summer gatherings. A utility room and guest WC add convenience, while the elegant living room, with its expansive bay-style window, provides a relaxing space to unwind at the end of the day.

## FIRST FLOOR

### First Floor – Private Family Retreat

Upstairs, The Larkspur continues to impress. The master suite enjoys a sense of calm with its own en-suite shower room, offering a private sanctuary for rest and relaxation. Three further bedrooms provide excellent versatility: Two well-sized doubles, ideal for children or guests. A fourth bedroom that lends itself beautifully as a home office or nursery, ensuring this home evolves with your lifestyle. Completing the floor is a stylish family bathroom, perfectly equipped for the demands of daily life.



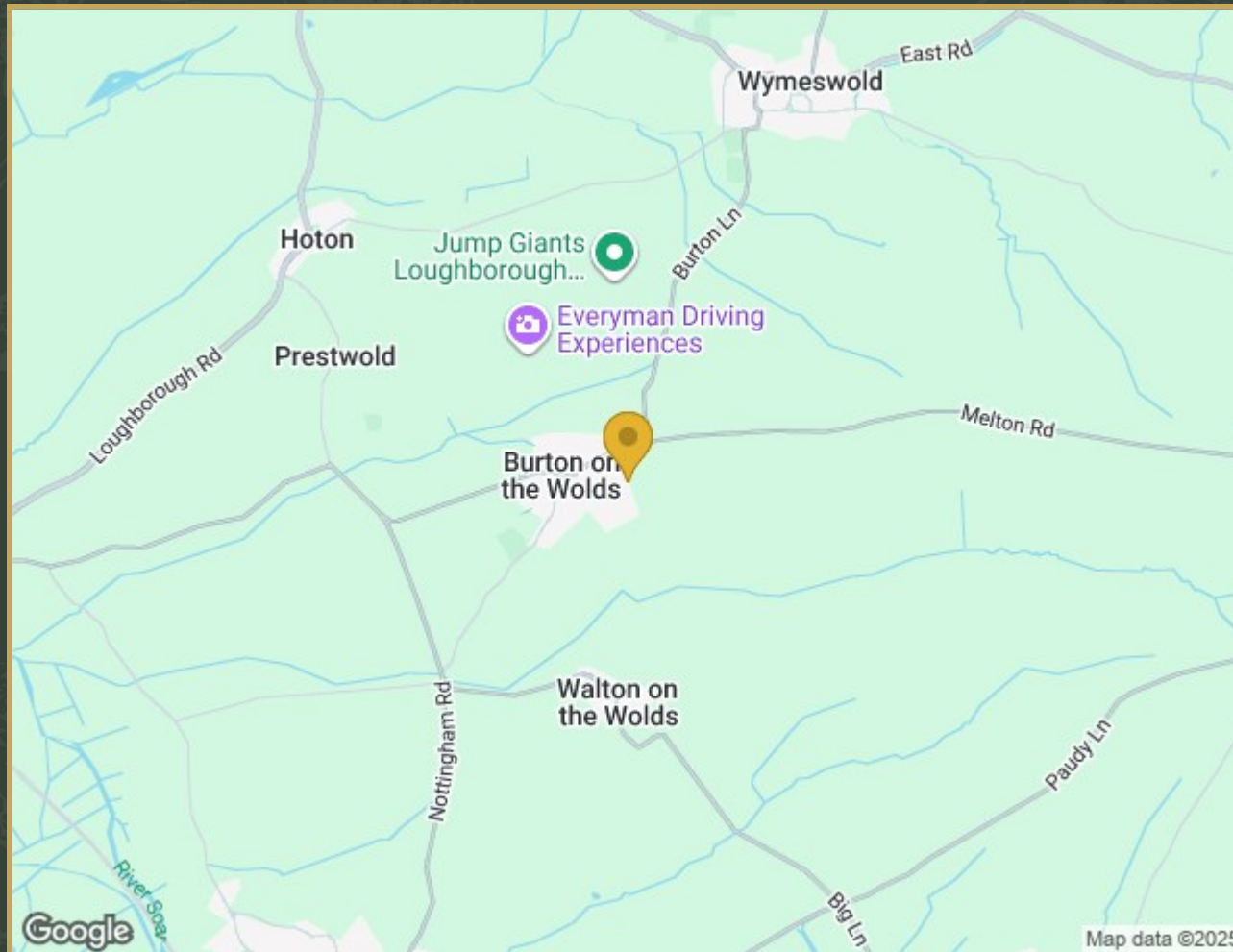
The Larkspur has been designed with both style and substance in mind — a home that adapts to the rhythms of modern family living. Whether it's hosting lively dinner parties, working from home in peace, or enjoying quiet Sunday mornings with the family, this home provides the perfect setting.



Set within a thoughtfully planned development, with open spaces and a welcoming community, The Larkspur offers not just a property, but a lifestyle to be proud of.



# *Property Location*



The Larkspur Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire,  
LE12 5TS

