



Connells

The Paddocks Dawsons Lane
Barwell Leicester



Property Description

Situated on a substantial elevated plot of approximately 0.75 acres is this individually built, detached property offering spacious accommodation and fantastic panoramic views to the front over its own garden and open countryside.

Boasting an annexe with the option to have a completely separate living space or as additional rooms for the main property. This substantial property must be viewed to truly appreciate.

Briefly comprising of elevated terrace entrance leading into large entrance lobby, lounge, dining room with access to large balcony, cloakroom, bathroom, kitchen and three bedrooms, one of which is benefiting from an en-suite. Conservatory with a length of approximately 50ft with access into the annexe. The annexe has a lounge, kitchen, bathroom and two further bedrooms, door leading to side elevation of the property. Situated on the lower ground floor are two larger than average twin garages with utility room.

Located in the village of Barwell with an excellent range of amenities and shopping, churches, public houses, restaurants, schools and a GP surgery. With easy access to the major road networks via the A47, A5 and M69.

Entrance

As you walk up the steps to the front door of the main house, you will begin to appreciate the panoramic countryside views to the front of the property. Contemporary double doors with open windows to the side lead into an entrance hall with spotlights, housing the stairs down to the garage.

Lounge

23' 6" x 13' 10" (7.16m x 4.22m)

The sitting room has a window to the front elevation affording fantastic views over the garden and beyond, a feature fireplace, inset ceiling spotlights, a further window to the side, and is open plan to the dining room.

Dining Room

13' x 11' (3.96m x 3.35m)

Open plan dining room, having a window to the rear and patio doors to a balcony enjoying stunning views.

Kitchen

19' x 13' 10" (5.79m x 4.22m)

Two windows to the side elevation and boasts an excellent range of contemporary style units by John Lewis, granite preparation surfaces, an under-mounted stainless steel sink and Franke tap, larder unit, integrated appliances including a Siemens microwave, double oven and hot tray, a Siemens induction hob with Neff extractor unit above, a Neff dishwasher, fridge and freezer, a contemporary radiator, spotlights and tiled flooring with underfloor heating.

Cloakroom Bedroom 1

15' x 11' 11" (4.57m x 3.63m)

The master bedroom has a window to the front enjoying views over the garden and countryside beyond, ceiling coving, spotlights, an excellent range of built-in wardrobes, dressing table, chest of drawers, matching bedside tables.

En-Suite

Master bedroom en-suite with window to the rear, a double shower cubicle with rainforest and personal jets, low flush WC, bidet, wash hand basin with cupboard under, heated

chrome towel rail, spotlights, fully tiled walls and flooring with underfloor heating.

Bedroom 2

14' x 9' 9" (4.27m x 2.97m)

Bedroom two has a window to the front enjoying views (currently gym).

Bedroom 3

10' 5" x 8' 9" (3.17m x 2.67m)

Bedroom three has a window to the rear.

Conservatory

50' x 9' 5" (15.24m x 2.87m)

Bathroom

The bathroom has a window to the rear, a panelled bath with a glass shower door and shower over, low flush WC, pedestal wash hand basin, heated chrome towel rail, built-in airing cupboard, fully tiled walls and flooring.

Annexe Entrance

The annexe has two separate entrances (conservatory and external right hand door) making it completely self-contained. A porch and double glazed sliding door leading into an entrance hall with a glazed door, ceiling coving and loft access.

Annexe Lounge

13' 10" x 11' 11" (4.22m x 3.63m)

The sitting room has a picture window to the front affording fantastic views over the garden, ceiling coving and a feature fireplace with inset gas fire.

Annexe Kitchen

12' x 11' (3.66m x 3.35m)

The kitchen has a door and window to the rear and a good range of wooden eye and base level units, drawers and worktops, display cabinets, a stainless steel sink and drainer unit, a Neff double oven, electric hob, fridge, dishwasher, door to the conservatory, which is of wooden and brick construction, with a door to the garden and connects the annexe to the main house via the kitchen and hallway.

Annexe Bathroom

The bathroom has a window to the rear, a panelled bath with electric Triton shower over, low flush WC, wash hand basin with cupboard under, part tiled walls.

Annexe Bedroom 1

11' 9" x 11' 5" (3.58m x 3.48m)

The master bedroom (off sitting) has a window to the front enjoying superb views over the garden and beyond, ceiling coving, built-in up and over wardrobes.

Annexe Bedroom 2

12' 5" x 8' 11" (3.78m x 2.72m)

Bedroom two has a window to the rear and a further window to the front.

Outside

The property is located down a quiet country lane, accessed via a five-bar gate and sweeping driveway to the house which is elevated from the road at the head of the drive, providing car standing for numerous vehicles and leading to the garages and steps up to the front door. A larger than average sized integral garage with electric up and over door, power and lights and built-in shelving, leading through to a utility room with a window to the front, a Belfast sink with cupboard under, plumbing for automatic washing machine and tumble dryer. There is a further large garage with an electric up and over door, power and lights. Side access leads to the entrance porch to the annexe and the private, rear gardens, having patio entertaining areas, steps up to further lawned gardens with a shed. The property enjoys a balcony off the dining room enjoying countryside views, perfect for Al Fresco dining. The beautifully maintained, manicured striped lawns to the front of the house abut both boundaries with mature hedging to either side with lovely flower beds and an array of trees, shrubs and herbaceous plants.









Lower Ground Floor



Ground Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01455 230523

E hinckley@connells.co.uk

88 Castle Street
HINCKLEY LE10 1DD

EPC Rating: E

Tenure: Freehold

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