



**Connells**

The Furze Leicester Road  
Wolvey Hinckley



## Property Description

This stunning bungalow sits on the edge of Wolvey village and benefits from having a 1.89 acre paddock with triple stable, tack room and separate feed room.

The accommodation comprises entrance hall, spacious lounge, kitchen/diner, utility room, three double bedrooms, main bedroom with en-suite and family bathroom and benefits underfloor heating and double glazing.

A sweeping driveway leads to parking for several vehicles and turning space along with a triple brick built garage. Paved patio area with natural well. The stable block consists of three timber built stables, tack room and separate feed room, hard standing yard and 1.89 acre fenced paddock.

## Entrance Hallway

11' 5" x 5' ( 3.48m x 1.52m )

With wooden flooring and a door leading in to lounge.

## Lounge

14' 10" x 14' 8" ( 4.52m x 4.47m )

Having double glazing, wooden flooring, electrical points, television point.

## Kitchen / Diner

14' x 13' 2" ( 4.27m x 4.01m )

Having double glazing, rear and south facing windows, tiled flooring, base and wall units, granite work surfaces and splashbacks, 1 1/2 bowl sink unit with mixer tap and a single drainer, built in cooker and gas hob with a hood overhead, and patio doors leading to the rear of the property via patio.

## Utility Room

10' 6" x 8' 10" ( 3.20m x 2.69m )

Having double glazing, rear facing window, work surfaces, base and wall units, a sink and a mixer tap, as well as plumbing for a washing machine, and a stable door leading to the rear of the property.

## Bedroom One

14' 5" x 11' 10" ( 4.39m x 3.61m )

Having double glazing, front facing window, television aerial point and a door into the en-suite.

## En-Suite Shower Room

9' 2" x 5' 6" ( 2.79m x 1.68m )

Having double glazing privacy window, electric shaver point, WC, hand wash basin and shower cubical.

## Bedroom Two

11' 10" x 10' 10" ( 3.61m x 3.30m )

Having double glazing, front facing window.

### Bedroom Three

12' 10" x 8' 4" ( 3.91m x 2.54m )

Having double glazing, rear facing window.

### Bathroom

9' 2" x 5' 6" ( 2.79m x 1.68m )

Having double glazing, rear facing circular privacy window, WC, hand wash basin and bath.

### To The Outside

Outside having ample off road parking and sweeping driveway with gardens. Flagstone paved patio with retaining wall and functional well. External lighting and power.

### Tack Room

11' 4" x 5' 7" ( 3.45m x 1.70m )

### Stable One

11' 4" x 11' 4" ( 3.45m x 3.45m )

Timber constructed stables with tack room and separate feed room. Hard standing yard to front and access to 1.89 acre paddock. Water and power supply present.

### Stable Two

11' 4" x 11' 4" ( 3.45m x 3.45m )

### Stable Three

17' 4" x 11' 4" ( 5.28m x 3.45m )

### Triple Garage

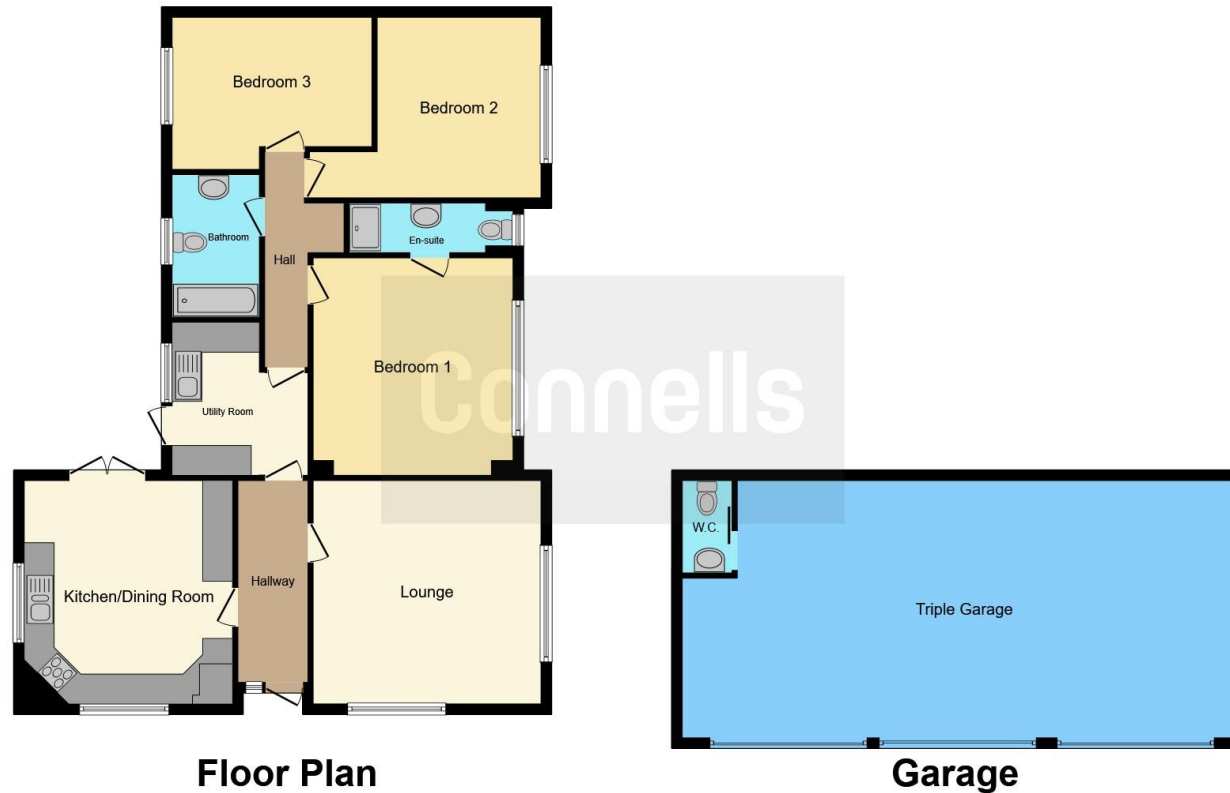
37' 2" x 17' 2" ( 11.33m x 5.23m )

Having power supply, light and power sockets, three up & over doors, open interior and enclosed WC. Pedestrian access to side via door.









**Floor Plan**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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