



Connells

Main Street
Peckleton Leicester



Property Description

Large executive detached property on a substantial plot. A rare opportunity to own this well presented property, finished to a high standard both inside and out.

Located in the highly sought after village location of Peckleton the property comprises of an entrance hallway, cloakroom, large lounge, dining room, fitted kitchen/breakfast room, conservatory, utility room, shower room, three double bedrooms including bedroom one benefitting from en-suite.

The property also benefits from a double garage with remote controlled doors, CCTV system and UPVC double glazing throughout. To the front of the exterior there is a block paved driveway with space for several vehicles and landscaped garden. To the rear is a private enclosed well-presented garden.

Viewing is essential to truly appreciate this magnificent home.

Entrance Porch

5' 11" x 3' 5" (1.80m x 1.04m)

With composite door to the front elevation, radiator, door to cloakroom, 3/4 glazed door leading through to lounge.

Cloakroom

5' 9" x 3' 4" (1.75m x 1.02m)

Having vanity hand wash basin, WC, chrome towel radiator and lino flooring.

Lounge

19' 11" x 20' 7" (6.07m x 6.27m)

Having feature fireplace with electric fire, hearth and surround, two wall mounted radiators, carpet flooring, door to kitchen, door to inner hallway and UPVC double glazed window to the front elevation.

Dining Room

10' 3" x 10' 11" (3.12m x 3.33m)

Accessed via French doors from the lounge, and having carpet flooring, UPVC patio doors leading into the conservatory, and giving access to the kitchen and inner hallway.

Conservatory

11' 2" x 10' 9" (3.40m x 3.28m)

The conservatory is of brick built construction and has been upgraded with tiled roof, vaulted ceiling, spotlights and ceiling fan. With carpet flooring, 3/4 length UPVC double glazed windows allowing for views out over the garden area and UPVC double glazed French doors to the side leading to a large patio area.

Kitchen / Breakfast Room

20' 9" x 10' 10" (6.32m x 3.30m)

With a range of fitted wall and base units and drawers matched with contrasting modern worktops, 1.5 inset sink with drainer, range of fitted Caple & Neff appliances including electric double oven, 5 ring hob with wall mounted black gloss extractor, integrated fridge and freezer, dishwasher, UPVC double glazed window to the rear elevation, UPVC patio door leading to enclosed rear garden,

plinth heaters and contrasting wooden flooring.

Utility

10' 10" x 5' (3.30m x 1.52m)

With matching wall and base units, modern worktops, plumbing for washing machine and space for dryer, stainless steel sink and drainer and UPVC double glazed window and door leading to rear garden.

Shower Room

6' 10" x 8' 4" (2.08m x 2.54m)

A modern suite comprising walk-in shower with glass screen, rainfall shower head with additional hand held shower, vanity hand wash basin, WC, bidet and tiled walls, heated chrome towel radiator, under floor heating, extractor fan and an obscure UPVC window to the rear elevation.

Inner Hallway

21' 4" x 8' 4" (6.50m x 2.54m)

With carpet flooring and giving access to bedrooms, shower room, lounge and dining.

Bedroom 1

17' 7" x 13' 11" (5.36m x 4.24m)

Benefitting from four double fitted wardrobes, ceiling fan, carpet flooring, UPVC double glazed bow window to front elevation with further window to the side elevation.

En-Suite

10' 11" x 5' 1" (3.33m x 1.55m)

Comprising Jack & Jill sinks set into vanity unit, walk-in glass enclosed shower, rainfall shower head and additional handheld shower, WC, heated towel rail, extractor fan and obscure UPVC window to side elevation.

Bedroom 2

13' 10" x 10' 11" (4.22m x 3.33m)

With fitted wardrobe, radiator, carpet flooring, UPVC double glazed patio doors with access to rear garden and covered access to the home office/gym room and UPVC double glazed window to side elevation.

Bedroom 3

13' 11" x 10' 9" (4.24m x 3.28m)

With fitted wardrobes, radiator, carpet flooring, UPVC double glazed window to side elevation.

Office / Gym

12' 4" x 12' 4" (3.76m x 3.76m)

With the flexibility to use as one large room or split into two smaller rooms, fully insulated, with electrical points and large UPVC double glazed windows allowing lots of natural light in.

To The Outside

To the front of the property there is a block paved driveway leading to integral double garage, shrubbery border and laid to lawn area to front and to side.

The rear garden is private and enclosed with fencing and hedging and has a patio area and laid to lawn area.









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

view this property online connells.co.uk/Property/HIN311906

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN311906 - 0003