



The Paddocks

MAIN STREET, HUNGARTON, LEICESTERSHIRE

JAMES
SELICKS



Situated on a glorious, south-facing plot of approximately 1.5 acres, a stunning period property dating back to 1774, located on the edge of this popular east Leicestershire village. A key feature of this unique home is the show stopping grounds which are beautifully maintained by the current owners and are a feature of the Open Garden Weekend.

Entrance Porch • Reception Hall • Cloakroom • Dining Room • Sitting Room • Kitchen • Family Room • Master Bedroom Suite with Dressing Room & Ensuite • Bedroom Two with Dressing Room & Ensuite • Three Further Bedrooms • Family Bathroom • Gated Driveway • Beautiful Front Lawned Gardens • Integral Garaging • Stunning Wraparound Gardens • Entertaining Areas • Ponds • EPC - F

Accommodation

This simply superb non-listed, period property is entered via a porch and a solid front door which leads into the reception hall, with original oak flooring, housing the return staircase to the first floor. A ground floor cloakroom provides a two-piece suite. Double doors lead into the dining room, with a window to the rear affording views over the garden, original beamed ceilings, and an Inglenook fireplace creating a wonderful focal point. The sitting room has two windows to the front, original exposed ceiling beams, a stone fireplace with an open fire, window and French doors to the rear with access onto the garden. The breakfast kitchen has two windows to the rear overlooking the garden, one overlooking the driveway and a door to the side porch. The kitchen has an excellent range of solid wood eye and base level units and drawers with ample preparation surfaces, exposed ceiling beams, a sink and drainer unit, an island unit, integrated dishwasher, double oven and microwave, hob with tiled splashback and extractor hood above, space for a fridge-freezer, plumbing for an automatic washing machine, tiled flooring. A family room with a window to the side has built-in cupboards and a door leading onto the garden. All the downstairs windows have secure grills with locks on.

To the first floor is a galleried landing. The spacious master bedroom has three windows to either side, a walk-in dressing room with windows to both sides and an excellent range of built-in wardrobes and an ensuite bathroom with a window to the side, a low flush WC, a wash hand basin with cupboards under and over with mirror and lighting and a panelled bath with mirrored walls and spotlights over. Bedroom two has windows to the front and rear affording views over the garden, a dressing room with an excellent range of built-in wardrobes and an ensuite bathroom with a low flush WC, a wash hand basin with cupboard beneath and mirror over and a panelled bath. Bedrooms three and four each have built-in wardrobes and a window to the rear. Bedroom four has a window to the rear and built-in wardrobes. Bedroom five (currently used as a study) has a window to the rear. The bathroom comprises a window to the front and provides a low flush WC, a wash hand basin with cupboards under and a panelled bath.

Location

Hungarton is a thriving village with a strong sense of community offering a parish church, a village hall, tennis court and play area, and a popular pub. A wider range of amenities are available within nearby Billesdon village which offers a GP surgery, village store and post office. Market Harborough offers niche shopping, supermarkets, and a mainline railway connection to London St. Pancras whilst Leicester to the west, provides amenities normally associated with a city centre. The village is surrounded by some of Leicestershire's most attractive rolling countryside.





Outside

The property is approached via gates leading to a tarmac driveway providing car standing for several vehicles flanked by beautiful lawned gardens with mature boundaries and an array of herbaceous shrubs, trees and plants including rhododendrons, azaleas and camelias. The integral garage has double doors and a window to the rear. A further garage to the side has an up and over door and window, power, and lights. There are three further outbuildings and a WC. Stunning gardens wrap around the property with formal lawns, a fern bed, several patio entertaining areas and pathways lead down to a Koi Carp pond, a further seating area with shaped hedging, a spring fed natural pond and a bog garden adjacent to the Barkby Brook. The total plot extends to approximately 1.5 acres or thereabouts.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: G

SERVICES: Offered to the market with all mains services and oil-fired central heating.

Satnav Information

The property postcode is LE7 9JY and the property is The Paddocks.







MAIN STREET, HUNGARTON, LEICESTERSHIRE, LE7

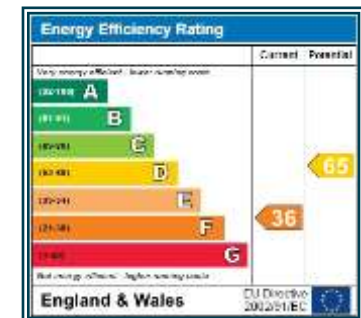
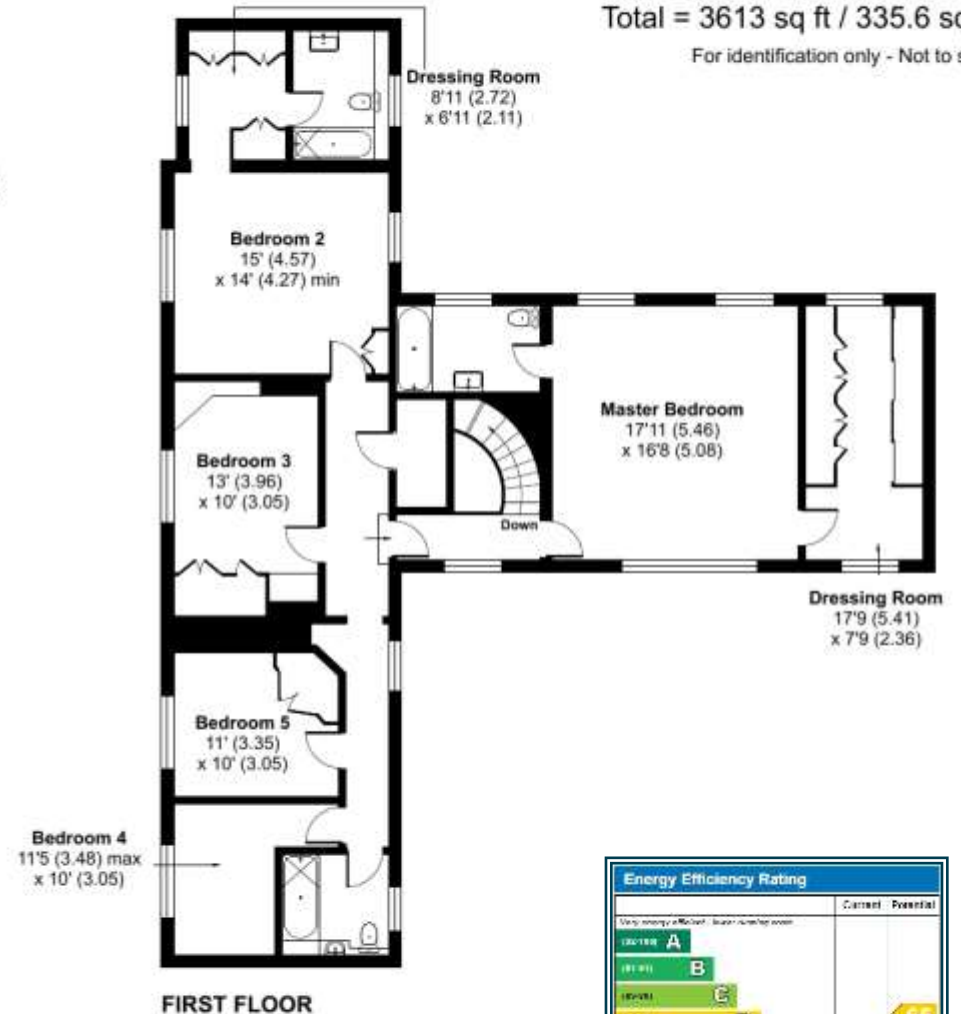
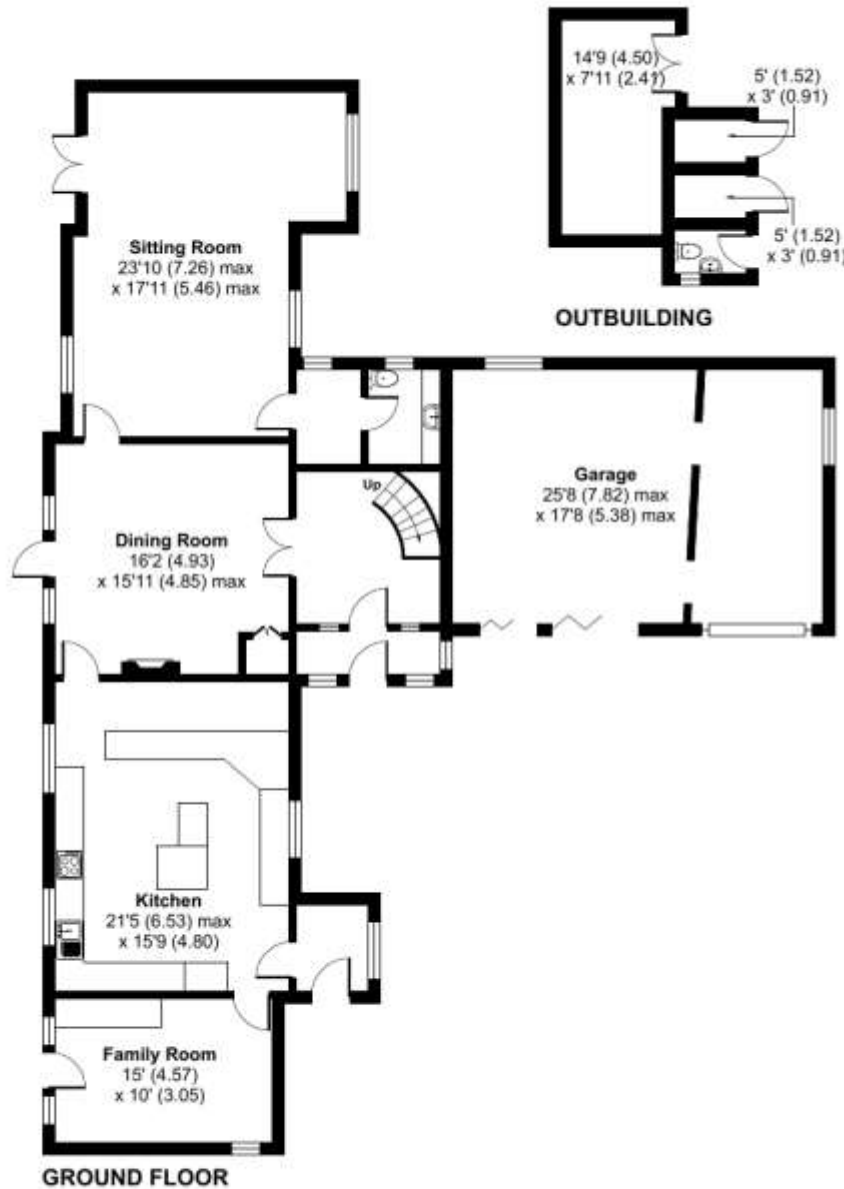
Approximate Area = 3008 sq ft / 279.4 sq m

Garage = 451 sq ft / 41.8 sq m

Outbuilding = 154 sq ft / 14.3 sq m

Total = 3613 sq ft / 335.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for James Sellicks Estate Agents. REF: 992493

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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