



JAMES  
SELICKS

## Maple House

OFFERS OVER: £535,000

CHURCH LANE, ARNESBY, LEICESTERSHIRE, LE8 5UU

Occupying a prominent position at the heart of the village and enjoying views over the village green, this spacious, immaculately presented home is ready for your family to move in and offers the perfect blend of modern living with a rural location. Featuring an open plan kitchen/diner, sitting room with open fire, study, master bedroom with ensuite and double detached garage, off-road parking, and EV charger, it's offered for sale with no upward chain.

Individual detached family home • Four double bedrooms • 19ft Open plan kitchen/diner • Sitting room with open fire • Study and guest cloakroom • Ensuite and family bathroom • Double detached garage • Private south facing garden • Views over village green • No Upward Chain •

#### Accommodation

The property is entered into a welcoming reception hall. Tucked away in the corner is a handy guest cloakroom. On your right you will find the study, which, with views over the village green, allows the working from home in a peaceful, quiet setting.

The sitting room spans the depth of the home and is flooded with natural light through the south-facing double French doors overlooking the garden and the front window which enjoys views over the village green. The open fire provides the perfect focal point and invites you to relax and cosy up in comfort during winter evenings.

To the rear of the home, you will find the open plan kitchen/diner where you can entertain friends and family in a casual, social setting. There is ample storage to the fitted units and plenty of work surfaces and space to rustle up tasty treats and nibbles while guest sit at the breakfast bar or dining table. Two sets of double doors onto the garden allow for lots of natural light and invite the outdoors in on hot summer days. To the side of the kitchen/diner the utility room is tucked out of sight and with its own access is the perfect place to return to from local muddy, countryside walks and kick off your boots.

Upstairs the master bedroom provides you with a peaceful sanctuary to retreat to after a long day, the ensuite shower room with its white contemporary suite feels sleek and modern. There are three further double bedrooms and the family bathroom with its contemporary white suite offers you a place to enjoy long hot relaxing soaks in the bath.

#### Outside

Occupying a generous corner plot, you will find an ample driveway to the side providing parking, which leads to the double detached garage, with the added benefit of an electric vehicle charging point. The landscaped rear garden enjoys a southerly aspect providing the perfect spot for the whole family to create treasured memories in privacy. The patio dining terrace is ideal for al fresco dining or enjoying your favourite tittle in the summer, while the lawn is perfect for youngsters to play games safely. A paved path wraps round the lawn from the patio and leads to both side gate to the driveway and a personnel door into the garage.





### Location

Arnesby is a thriving village, with a strong sense of community centred around the medieval Church of St. Peter and the well-regarded Arnesby Church of England Primary School, which offers excellent schooling with a good Ofsted rating. Secondary schooling is available in the nearby villages of Kibworth and Countesthorpe, together with excellent private schooling in Great Glen at Leicester Grammar and the Stonegate Schools.

The village offers many historic and listed buildings and is situated in some of the county's most attractive countryside. Leicester is situated some eight miles to the north with Wigston, Market Harborough and Lutterworth providing specialist shopping, leisure and recreational facilities.

### Satnav Information

The property's postcode is LE8 5UU and house name Maple House.

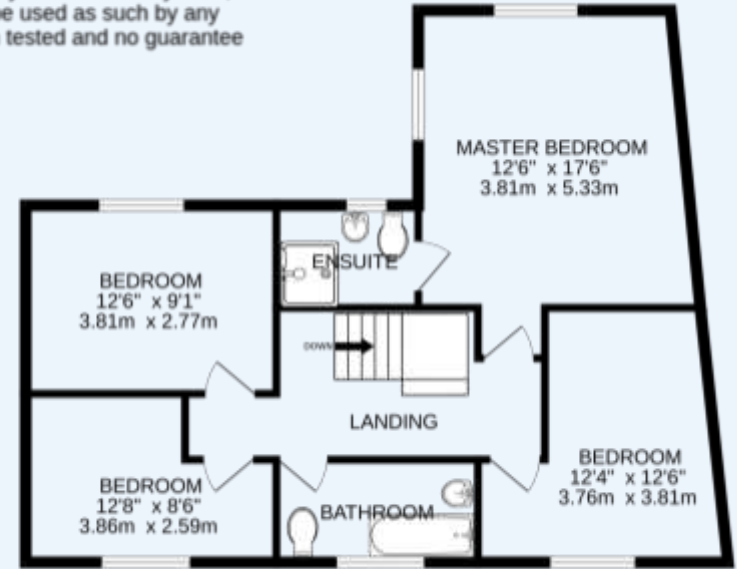
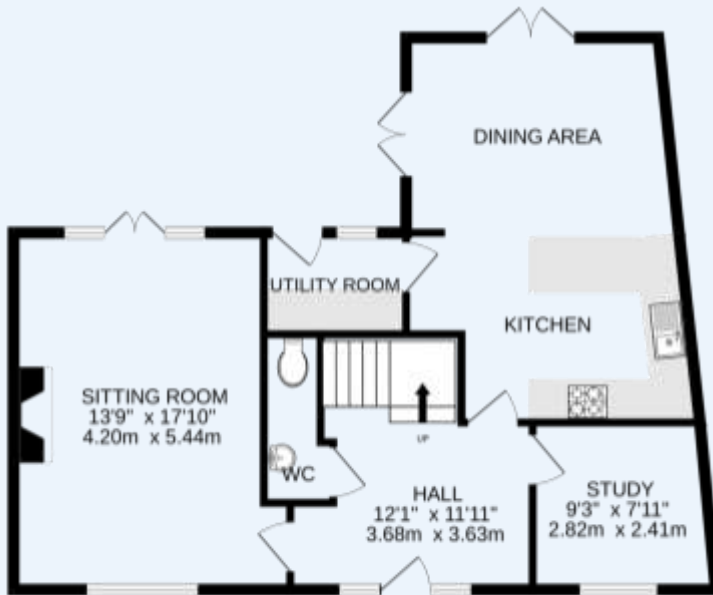
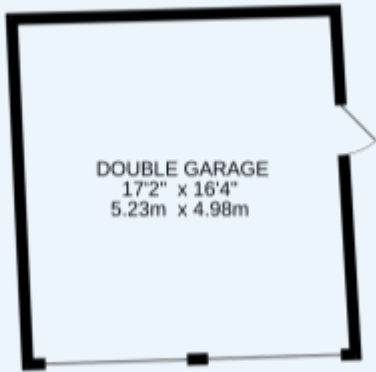




**TOTAL FLOOR AREA : 1463 sq.ft. (135.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Not Listed
- Conservation Area: Yes, Arnesby Conservation Area
- Tree Preservation Orders: None
- Tax Band: E
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Broadband delivered to the property: FTTC
- Non-standard construction: Believed to be of standard construction
- Flooding issues in the last 5 years: None
- Accessibility: Two storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None which our clients are aware of
- Coastal erosion: None
- Coal mining in the local area: None

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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