



JAMES
SELICKS

15 The Bank

ARNESBY, LEICESTERSHIRE LE8 5WE

GUIDE PRICE: £750,000



A modern executive family home, positioned on a quiet cul-de-sac on a particularly good-sized plot with the benefit of an adjoining orchard, located in the picturesque and popular south-east Leicestershire village of Arnesby.

Large entrance hall and guest WC • Study • Sitting room • Dining room • Refitted breakfast kitchen • Utility room • Conservatory • Stairs to a first-floor galleried landing • Four double bedrooms, master with an ensuite shower room • Further family bathroom • Ample driveway • Double garage • Side & rear gardens • Orchard • Approx 0.3 acres total plot •

Accommodation

This immaculately presented property is entered into a large and spacious entrance hall which has an understairs cupboard and stairs rising to the first floor. A refitted WC has a white two-piece suite comprising an enclosed WC, and a wash hand basin with cupboards under.

The study has a superb suite of fitted office furniture with cupboards and drawers and is thought suitable for use as a snug or playroom if required. The sitting room has a contemporary cast iron log burner with a slate hearth, a window to the front and French doors to the rear and garden beyond. The dining room has a bow window with window seat overlooking the rear garden, and engineered wood flooring.

The kitchen has white urban gloss fronted eye and base level units with granite worksurfaces and upstands, a breakfast bar and tiled flooring. There is an undermounted one and a quarter sink with a chrome mixer tap over. Appliances include a Rangemaster professional oven which has a double oven and grill and a five-ring gas hob with halogen hotplate, and an extractor unit over. There is an integrated fridge and plumbing and space for a dishwasher. The utility room has matching units to the kitchen, stainless steel sink, plumbing and space for a washing machine, an integrated freezer, and an Ideal Classic wall mounted gas boiler.

Completing the ground floor is a spacious conservatory built of brick and uPVC construction, has a tiled floor with underfloor heating and double doors to the garden.

Stairs rise to the first-floor galleried landing, which has a cloaks/airing cupboard and gives access to four double bedrooms, two with built in wardrobes and the master bedroom boasting a fabulous ensuite comprising a four-piece suite with a low flush WC, bidet, inset sink with cupboards under, double shower enclosure and a chrome heated towel rail. The family bathroom has a white three-piece suite with a low flush WC. Inset sink with drawers under, a shaped bath with shower above and a chrome heated towel rail and completes the internal accommodation.





Outside

Outside to the front is a large block paved driveway providing access to a double garage with twin up and over doors. To the rear and side of the property are attractive planted gardens predominantly laid to lawn with mature flowerbeds. Gated access leads to a large orchard backing onto Mill Hill Road.

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.

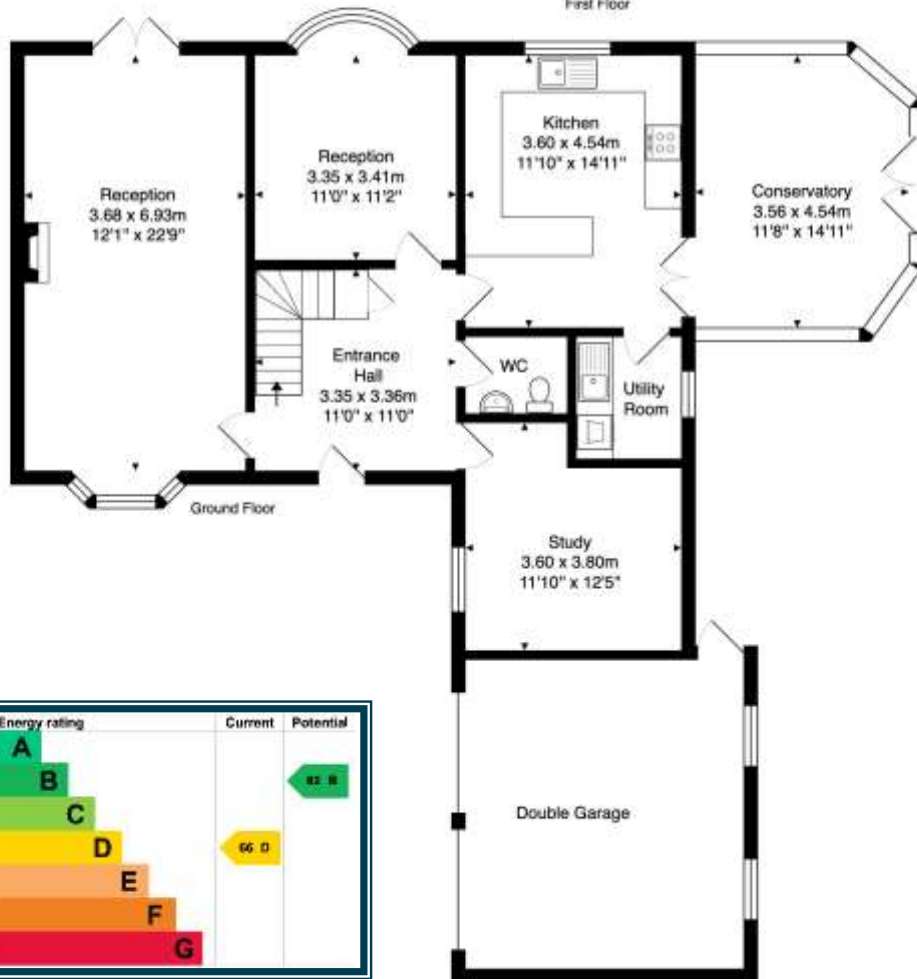
Satnav Information

The property's postcode is LE8 5WE, and house number 15.





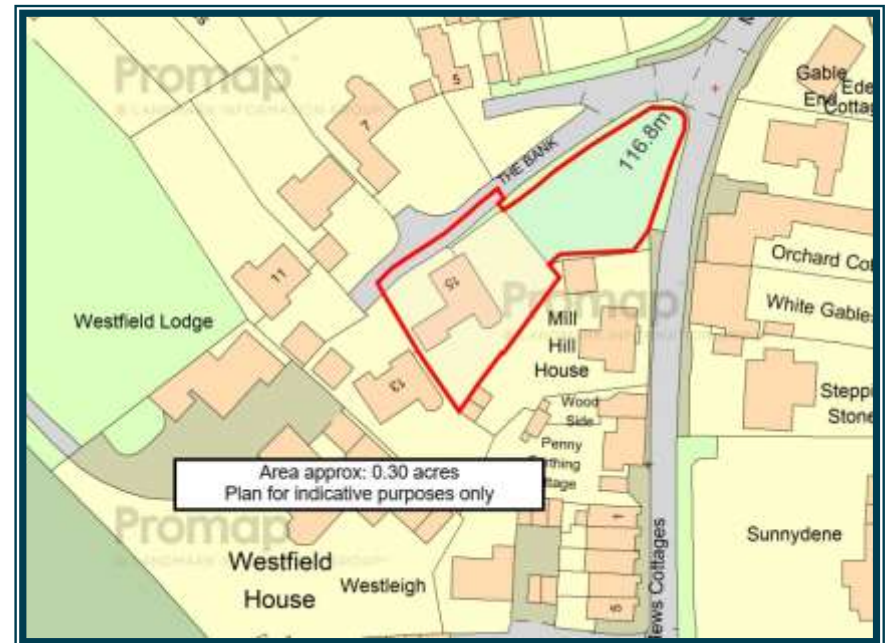




Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Not Listed
 Conservation Area: Yes - Arnesby Conservation Area
 Tree Preservation Orders: Yes. Also, any trees at the property would also be subject to a TCA (Tree in a Conservation Area).
 Tax Band: F
 Services: The property is offered to the market with all mains services and gas-fired central heating.
 Non-standard construction: Believed to be of standard construction
 Wayleaves, Rights of Way & Covenants: There is a covenant on the orchard, whereby no dwelling house, building or structure will be built on it for a period of 13 years from 3rd August 2018 or if Mill Hill House gets sold, whichever is the shortest. There are restrictive covenants on the property. Title available on request.
 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

Total Area: 205.1 m² ... 2208 ft²

All measurements and illustrations are approximate and may not be drawn to scale.
 This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
 The vendor, agency and supplier will accept no liability for its accuracy.



Score	Energy rating	Current	Potential
92+	A		92 B
81-91	B		
69-80	C		
55-68	D	66 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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