

JAMES
SELICKS

Briar Cottage

ROBERT HALL ROAD, ARNESBY, LEICESTERSHIRE

A spacious and immaculately presented detached family home boasting four double bedrooms and three reception rooms, positioned on a sunny west facing plot with professionally landscaped rear gardens, and situated in the hugely popular south Leicestershire village of Arnesby.

Well-presented family home • Entrance hall with WC off • Spacious sitting & dining rooms • Snug/study • Dining kitchen & utility • Master with dressing area & ensuite • Three further double bedrooms • Bathroom • Driveway & double garage • Professionally landscaped rear gardens • Timber summerhouse • Well regarded south Leicestershire village •

Accommodation

The property is accessed into an entrance hall with a uPVC double glazed front door and leaded window, a window to the front elevation, tiled flooring and stairs rising to the first-floor galleried landing. Off the hall is a guest cloakroom with a window to the side elevation, a low flush WC, and a wash hand basin with cupboard under with built in storage.

To the opposite end is the study/snug with a uPVC leaded window to the front elevation, ceiling coving and laminate flooring. A spacious dining room has a lovely dual aspect with windows to both side elevation, and ceiling coving. A generous sitting room boasts French doors and windows to the rear elevation which lead out to the professionally landscaped rear garden. A feature brick fireplace with cast iron gas log burner creates a wonderful focal point to the room. A further window overlooks the rear garden.

The dining kitchen boasts an excellent range of oak shaker style eye and base level units and drawers with ample worktop space over with tiled splashbacks. A one and a quarter stainless steel sink with boiling hot water tap and drainer unit is positioned under the window to take advantage of the professionally landscaped garden views. Integrated appliances include a Neff four ring gas hob with a stainless steel and glass canopy extractor hood over, built in Neff double ovens, and a built-in dishwasher. There is also space for an American style fridge freezer. The room is completed by a tiled floor with feature patterned design to the centre of the room. The utility room is positioned off the kitchen and has a door to the side elevation and offers additional storage by a good range of eye and base level units and drawers with further worktop space, a stainless-steel sink and drainer unit, and plumbing for an automatic washing machine and space for a tumble dryer.

Stairs rise to the first-floor galleried landing which has a uPVC leaded window to the front elevation, loft access and an airing cupboard offering storage. The principal bedroom has two leaded uPVC double glazed windows to the front elevation, an air conditioning unit, and benefits from a dressing area with built in wardrobes and matching dressing table. The ensuite has a window to the rear, a low flush WC, heated chrome towel rail, sink with cupboard under and a shower enclosure.

Bedroom two has a window to the rear and built in wardrobes. Bedrooms three and four are also positioned to the rear of the property and both have windows overlooking the garden. The family bathroom completes the accommodation and has a uPVC window to the side elevation, a P shaped bath with shower over and a curved glass shower screen, low flush WC, wash hand basin set within a bank of fitted storage cupboards and a heated chrome towel rail.

Outside

The property is approached via a shared tarmac driveway which provides car standing for several vehicles, access to an external EV charger, and leads to a double garage with electric up and over doors, power and lights. Gated side access leads around the whole of the property and to the rear are southwest facing professionally landscaped gardens with patio entertaining areas, gravelled pathways, shaped lawns, wooden pergola and a timber summerhouse.





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.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** F

Listed Status: Not Listed. **Built:** 1990

Conservation Area: Yes, Arnesby Conservation Area

Services: The property is offered to the market with all mains services and gas-fired central heating

Loft: Boarded, insulated, lighting and has ladders

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard constructed

Wayleaves, Rights of Way, Easements & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications

Shared driveway: The driveway is shared, with each property having their own driveway space. The cost for maintenance, repair and replacement is shared on a 25% basis.

Satnav Information: The property's postcode is LE8 5UX, and house name Briar Cottage







Briar Cottage, Arnesby, LE8

Approximate Area = 1806 sq ft / 167.7 sq m

Garage = 251 sq ft / 23.3 sq m

Total = 2057 sq ft / 191 sq m

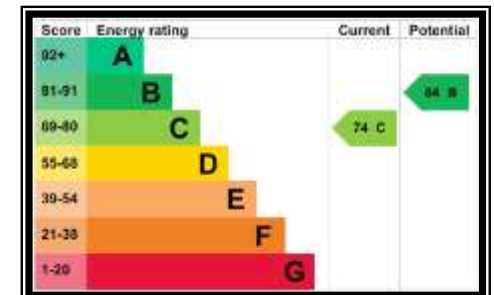
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FIRST FLOOR



GROUND FLOOR



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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.

