

Sycamore Rise

TUGBY, LEICESTERSHIRE

JAMES
SELICKS

Views to the front



A modern four-bedroom detached home provides over 1,700 ft² of versatile living space in a peaceful, idyllic village setting with good commuter access. With features that suit both growing families and those looking to downsize, the 27 ft open-plan living kitchen is a key highlight.

Modern detached family home • Over 1,700 ft² of luxury living, plus garage • Four double bedrooms • Open plan living dining kitchen • Sitting room and separate study • Guest cloakroom, and utility room • Principal bedroom with dressing room and ensuite • Family bathroom • Garage and off-road parking • Landscaped gardens and open countryside views •

Accommodation

Step through the oak-framed porch into the welcoming hallway. On the left is a practical guest cloakroom with a modern suite and built-in storage. To the right, the sitting room offers a comfortable space to relax. At the end of the hall, the open-plan living dining kitchen spans over 27 ft in width and serves as the main living space of the home.

The kitchen is fitted with a range of modern wall and base units, quartz worktops, and a peninsula breakfast bar. A well-designed pantry provides additional storage. Integrated appliances include a double oven, induction hob with extractor, dishwasher, fridge/freezer, and a ceramic Belfast sink. The room benefits from plenty of natural light through windows and central bi-fold doors leading to the garden.

Tucked into one corner is a study, which could also be used as a guest bedroom, playroom, or snug. A rear lobby provides access to the garden, ideal after countryside walks, and leads to the utility room, which includes extra storage and space for appliances.

Upstairs, the galleried landing offers views over the surrounding countryside. The main bedroom is spacious and includes a dressing room with fitted wardrobes, and leads to an ensuite with a walk-in shower, WC, and wash basin set in a modern vanity unit. There are three additional double bedrooms, and the family bathroom includes a bath, separate walk-in shower, WC, and wash basin within a vanity unit.

Outside

The front garden is enclosed with estate fencing and a side gate, and a laurel hedge at the front. A paved path runs alongside the lawn and leads to a gravelled, west-facing seating area, continuing to the oak-framed porch.

The rear garden includes a spacious paved patio, ideal for outdoor dining and relaxation. The rest of the garden is mainly lawn, bordered by a brick wall on one side and fencing elsewhere. A side gate provides access to the driveway and garage, which are reached by car from the rear of the property.

Location

The village of Tugby lies twelve miles east of Leicester and thirteen miles north of Market Harborough. The village has a strong community spirit, a rural location with a village providing a parish church, local pub, popular primary school and local butcher with a wider range of facilities found at the nearby market town of Uppingham. The village is flanked by some of Leicestershire's most attractive rolling countryside.





Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Built: 2021

Conservation Area: Tugby Conservation Area

Tax Band: F

Services: The property is offered to the market with all mains services and an air source heat pump and electric underfloor heating

Loft: Insulated, boarded, lit with ladders

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes.

Management Company: There is a management company (Sycamore Rise Management Company Limited) which looks after the maintenance and repair of the shared road. Each household contributes £600 per annum.

Flooding issues in the last 5 years: No

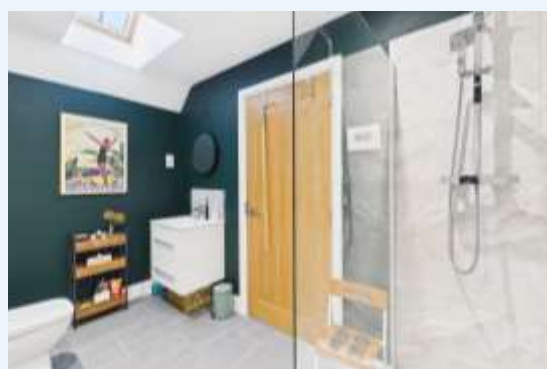
Accessibility: Two storey dwelling. No accessibility modifications to the property

Planning issues: None which our clients are aware of

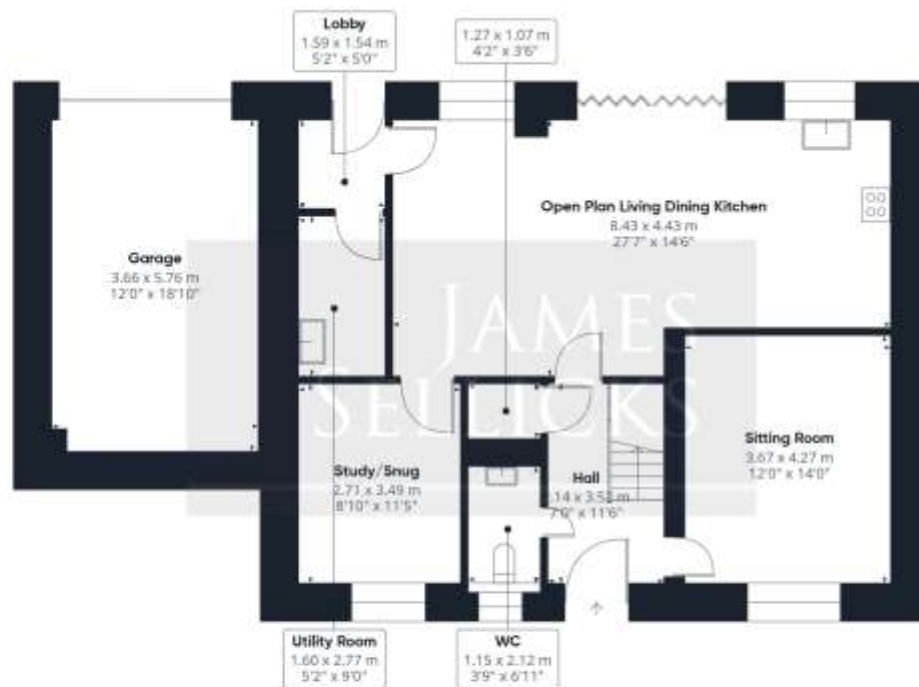
Satnav Information

The property's postcode is LE7 9WU, and house number 2.









Floor 1

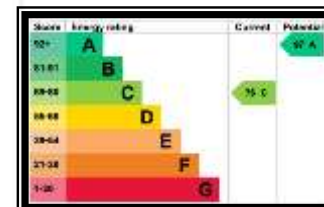


Floor 2

Approximate total area⁽¹⁾

186.1 m²

2002 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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