

JAMES SELICKS

COPPERFIELD

BEADSWELL LANE
BURTON OVERY
LEICESTERSHIRE

OFFERS OVER: £700,000



Copperfield is set on approximately one third of an acre, nestled within the highly sought-after village of Burton Overy. This detached bungalow occupies a private and generous plot, surrounded by beautiful countryside and offers ample scope for further personalisation (subject to the necessary planning consents).

Offering over 2,000 square feet of accommodation, the bungalow is immaculately presented and thoughtfully arranged, with multiple reception spaces, a light-filled breakfast kitchen, three spacious bedrooms and two bathrooms. With its rare combination of size, setting and potential, this is a home equally suited to those seeking a peaceful retreat or a long-term family base.

Detached bungalow set in the heart of Burton Overy • Private plot extending to approx. one third of an acre • Over 2,000 sq ft of accommodation • Multiple reception rooms including garden room and versatile dining room/third bedroom • Light-filled breakfast kitchen with adjoining dining area and pantry • Spacious bedrooms with fitted storage • Family bathroom, shower room and additional cloakroom • Beautifully landscaped gardens with pergola, lawn and mature planting • Sweeping driveway providing parking for several vehicles • Detached double garage with power and light • Stunning open countryside views to the rear • Excellent potential for redevelopment or extension (subject to the necessary planning consents) • EPC - D

Accommodation

A welcoming entrance hall gives access to the main rooms of the home, with attractive laminate flooring continuing through. The principal sitting room is a light and inviting space, with double patio doors opening directly onto the garden, a feature fireplace, engineered wood flooring and wall lighting. A further reception room (equally suited as a formal dining room, garden room or third bedroom) offers versatility, with a bow window to the front.

The breakfast kitchen is well equipped with a range of fitted base and wall units, laminate work surfaces and a ceramic sink. Appliances include a double fan-assisted oven, induction hob, integral washing machine, dishwasher and under-counter fridge. Tiled flooring and splashbacks complement the space, while patio doors open out to the rear garden. An adjoining dining area, pantry, sun room and boiler room provide additional practicality. A further garden room with exposed brick wall and beamed ceiling offers a lovely outlook, with patio doors stepping onto the terrace.

The principal bedroom enjoys both front and rear-facing windows, fitted wardrobes and ample storage. The second bedroom is a generous double, again with fitted furniture. Serving the bedrooms are a family bathroom with bath and shower over, and a separate shower room with corner enclosure, both finished with tiled detailing and vanity storage. A cloakroom completes the accommodation.

Outside

The property is approached via a wooden five-bar gate, opening to a wide driveway with parking for several vehicles and access to the detached double garage, which has power and light. The gardens are a particular feature, extending to approximately one third of an acre. To the rear, the beautifully tended garden offers paved seating areas, a pergola draped with wisteria, gravelled low-maintenance sections, lawn and mature planting. This private oasis is enhanced by uninterrupted countryside views beyond, creating a truly idyllic setting.







Location

This picturesque south Leicestershire conservation village is without doubt one of the most sought after locations within the County with the pretty street scenes, high quality housing and a strong community spirit all significant factors. Very convenient for Leicester, Market Harborough and Great Glen, Burton Overy retains its rural charm and remains a working farming community with very little through traffic. The village itself has an active church congregation, a popular public house and a village hall with nearby Great Glen providing local amenities catering for all day-to-day needs. The area is extremely well served by schooling in both the state and private sector including the renowned Stoneysgate School and Leicester Grammar within a five minute drive. St Pancras is accessible in under an hour at both Leicester and Market Harborough railway stations.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

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

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, speed unknown.

Wayleaves, Rights of Way & Covenants: Cannot increase the height of the bungalow. Public right of way adjacent, in ownership.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Single-storey property, no accessibility modifications made.

Planning issues: None our Clients are aware of.







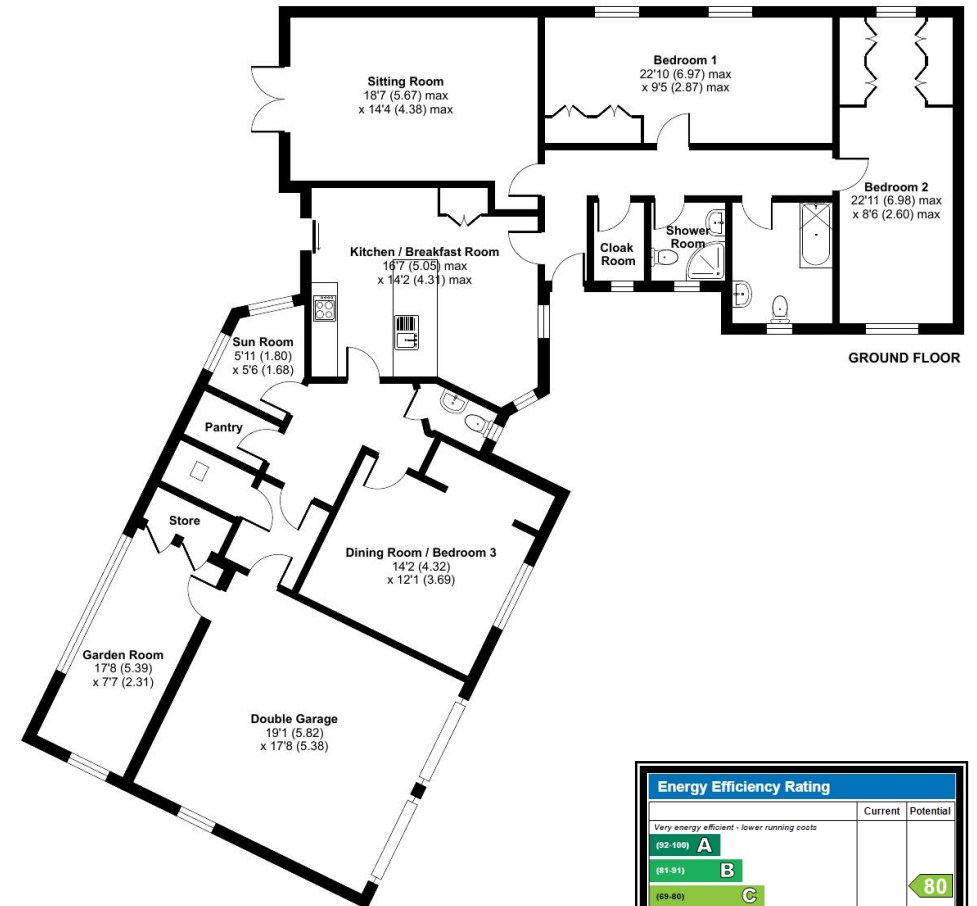
Beadswell Lane, Burton Overy, LE8

Approximate Area = 1750 sq ft / 162.5 sq m

Garage = 337 sq ft / 31.3 sq m

Total = 2087 sq ft / 193.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



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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.

