



RIVER LANE

Kilby, Leicestershire. LE18 3AA

Aston & Co
Exclusive Homes

INTRODUCTION

Welcome to the charming and highly regarded South Leicestershire village of Kilby which lies 7 miles south of Leicester, approx. 12 miles north of Market Harborough and is surrounded by some of the county's most beautiful countryside.

Originally forming part of The Limes Farm, in the heart of the village and offered to the market by Aston & Co Estate Agent through their Prestigious, Exclusive Homes department, 1 River Lane, once a series of historic farm buildings have been skilfully and imaginatively converted and extended by the present owners to create a magnificent 4-5 bedroom family dwelling boasting in excess of 420m² of internal floorspace, with scope for further extension if required, subject to the normal consents.

Standing on a plot of approximately 0.8 acre or thereabouts, with south facing gardens and far reaching countryside views, the conversion was thoughtfully and sympathetically carried out in 2018 by the present owners for their own occupation with an emphasis on quality and luxury living & has been lovingly and meticulously maintained.

River Lane was constructed in 2018 to service the 2 newly created homes, both designed to be very much in keeping with their surroundings.

THE ACCOMMODATION

Benefiting from Gas central heating, double glazed windows and 3 phase electrics, No 1 stands behind a 7ft brick wall providing a high level of privacy from their neighbours and having electric timber security gates opening onto a tar-mac courtyard providing extensive parking and giving access to the large brick built garage.

The drive continues round to the rear of the property providing additional parking and creating an incredible opportunity for anyone operating a business from home.

The house is entered through an impressive









glazed doorway into a grand reception hall with flagstone flooring and a superb entertaining area to the right having French doors providing stunning views of the garden with open fields beyond, and access onto one of the patio areas.

To the left, a ground floor wc has space and plumbing to create a wet room with a fitted utility area beyond housing the boiler and having space and plumbing for white goods. A staircase rises from this side of the hall to the first floor accommodation.

The reception hall opens up into the magnificent living/dining/kitchen with tiled flooring and measuring an enviable 36ft x 16ft 10in. The kitchen area has been fitted with a range of modern base and wall units with quartz work tops and quality integrated appliances including double oven and induction hob, microwave, fridge freezer, dishwasher and drinks cooler.

The living/dining area has ample space for a large family dining suite with a comfortable seating area. Bi-fold doors with a motorised awning provide excellent views of the garden and fields beyond, and access on to the patio.

A set of double doors lead into the lounge, another impressively spacious room with original wooden flooring, exposed brickwork, a log burning stove and large full height window providing excellent views of the garden.

An inner hallway leads off the lounge to the left leading to: a large double bedroom with French doors into the side garden area and an en-suite comprising toilet sink and walk-in shower enclosure.

At the end of the Inner hall there is a large room with double doors to the side garden. Currently used as a workshop/storage facility this space could be adapted for a number of alternative uses if required. Having a water and drainage supply, it could be used as a gym or games room, a cinema room or together with the adjacent bedroom, an annex could be created for a teenage or elderly relative.

At the other end of the lounge, a second Inner hallway leads to bedroom 2, a large room measuring approx. 27ft in length, currently used as a gymnasium but could easily be used as a bedroom or even divided into 2 well-proportioned double bedrooms.

At the end of the hall there is a magnificent master suite; the bedroom is a very spacious room with bi-fold doors leading into the garden and an archway leading to the dressing area with a range of fitted furniture and a door into the en-suite.

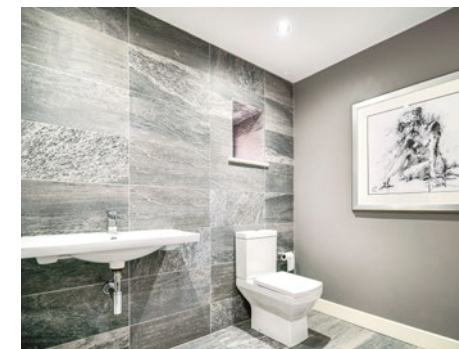
The ensuite has been beautifully re-fitted and comprises: a toilet, sink, a freestanding bath and a walk-in shower enclosure.

A staircase rises from the hall to a stunning galleried landing overlooking the reception hall, with chrome and glass balustrades and giving access to 2 further double bedrooms.

OUTSIDE

The outside areas are a massively important feature of the property. With an overall plot size of 0.8 acres or thereabouts Access is gained though electric security gates on River Lane into a large tarmac courtyard area providing extensive car parking, access to the large brick built garage and to the front door. The gardens sweep round from the parking area to the rear of the property with a large paved patio directly behind the house and extensive lawns beyond. A driveway runs around from the parking area, behind the house and round to the other side where there is a large additional garden/parking space which provides scope for further extension or a number of other uses as required and is an ideal area for buyers wanting to run a business from home.

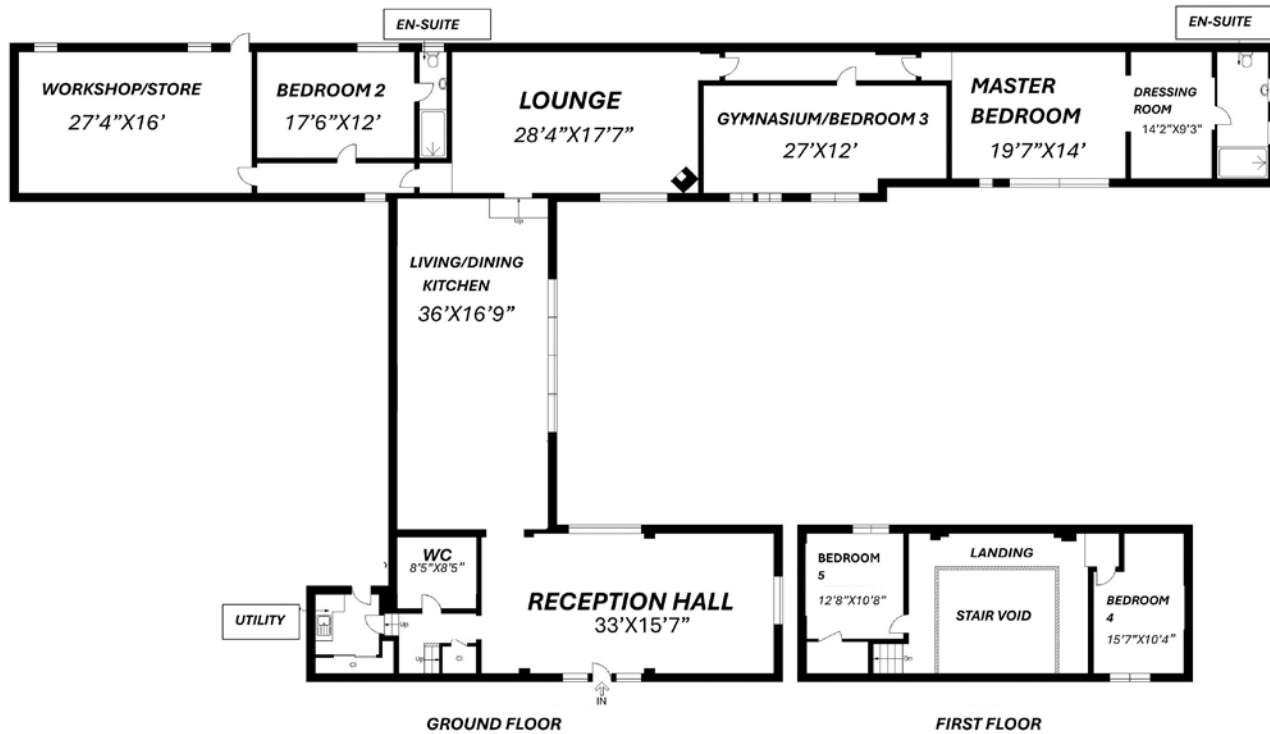
A small tributary of The River Sence meanders through the plot, dividing the formal gardens from the paddock area. A timber summer house with a balcony provides an extra garden seating area with views over the river, the paddock and the fields beyond.





Floorplans

For identification purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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	

Useful Information

Tenure Freehold

Heating Gas Central Heating

Drainage Mains

Council Tax Band G

Local Authority B;aby District Council

EPC rating B



4 High Street, Syston,
Leicestershire LE7 1GP
01162607788
syston@astonandco.co.uk

67 Long Street, Wigston Magna,
Leicestershire LE18 2AJ
01162883872
info@astonandco.co.uk



Important Notice

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