



4 BLACKSMITHS LANE | SMEETON WESTERBY



4 BLACKSMITHS LANE, SMEETON WESTERBY, LEICESTERSHIRE. LE8 0QB

THE PROPERTY

A rare opportunity to purchase a fine detached residence situated in the heart of the village. The property has been intelligently designed, fully renovated and improved to exacting standards by the current vendors and offers interior space which maximizes the social areas.

The property offers a clever combination of old and new which blend effortlessly to provide all one would wish for from today's modern living whilst still retaining original features, charm and character.

No.4 Blacksmiths Lane is accessed via an electronic gated entrance and positioned to best enjoy and appreciate the mature landscaped gardens. The accommodation in brief provides double height living kitchen, five reception rooms, utility & cloaks five bedrooms and three bathrooms and cellar along with a double garage.

A rare visitor to the market

GROUND FLOOR

- LIVING / DINING KITCHEN
- CLOAKROOM & UTILITY ROOM,
- BOOT ROOM
- LOUNGE
- OFFICE / PLAYROOM
- MUSIC ROOM
- FAMILY ROOM
- CELLAR
- STUDY

FEATURES

- DOUBLE GARAGE
- BRICK OUTBUILDING
- LANDSCAPED GARDENS
- ELECTRONIC GATED ENTRANCE
- PART UNDERFLOOR HEATING
- ARCHITECT DESIGNED
- ALARM SYSTEM
- ORIGINAL FEATURES

FIRST FLOOR

- MASTER BEDROOM SUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- GUEST SUITE

LOCATION

Smeeton Westerby is a highly desirable South Leicestershire village set within some of Leicestershire's finest countryside. The village lies approximately 6 miles from the town of Market Harborough and approximately 10 miles from the City of Leicester.

Smeeton Westerby boasts a fine church built in the 1800's, a public house, educational facilities and all requirements for day to day needs may be found in the neighbouring village of Kibworth Beauchamp.

The nearby picturesque town of Market Harborough provides a wide range of amenities to include schooling, medical facilities, leisure, hotels, theatre, restaurants and public houses and a variety of retailers to include specialist shopping. The town benefits from excellent commuter links with easy access to the M1, M69 and A14 whilst a mainline railway service to London St Pancras International which can be reached in little over an hour.



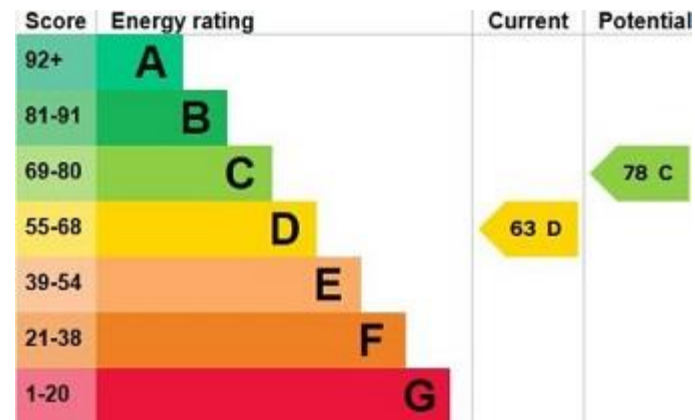
VIEWING INFORMATION

Strictly by appointment via Naylor's estate agents.

OTHER INFORMATION

This property is offered chain free.

Particulars prepared February 2025



Naylor's Estate Agents

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Make the move

