



16A Peckleton Lane, Desford, Leicester, Leicestershire, LE9 9JU

HOWKINS &
HARRISON

16A Peckleton Lane, Desford,
Leicester, Leicestershire, LE9 9JU

Guide Price: £450,000

This distinguished four double bedroom detached property, with enclosed rear garden, conservatory and double garage, is located in the popular Leicestershire village of Desford. Set back on a private shared driveway, serving three properties, it enjoys a peaceful and exclusive position just off Peckleton Lane.

Features

- Detached double garage with electric doors, power and lighting
- Solar panels
- Enclosed rear garden
- Kitchen/breakfast room
- Two reception rooms
- Conservatory
- Popular village location
- Corner plot
- Four double bedrooms
- Master with en-suite
- Family bathroom
- South facing garden
- Within walking distance to local amenities



Location

Desford is a popular village in West Leicestershire approximately 6.1 miles from the city centre. The village provides a comprehensive range of facilities including a doctor's surgery, dentist, library, nursery, a 13th century church, various sports clubs, Pubs/restaurants and two Co-op supermarkets. There is a local primary school, with secondary education available at Bosworth Academy School. Independent schooling is available further afield at Dixie Grammar School in Market Bosworth. The village is ideally situated for easy access to the motorway and road networks including the M1, M69, A47 and A46 and offers a regular bus route into Leicester. Leicester city centre (8 miles) offers an extensive range of facilities, including a mainline railway station and the out of town shopping centre at Fosse Park. Further local and regional facilities are available in Hinckley (10 miles), Coventry (22 miles) and Birmingham (47 miles). London is approximately 106 miles to the south and can be accessed via the M1 (junction21), or through main line rail services at Leicester and Nuneaton (15 miles), with a high-speed train service to London from Leicester in just over 1 hour.



Ground Floor

An attractive part glazed front door provides access to the entrance hall, fitted with solid oak flooring which extends through to the sitting room. Stairs rise to the first floor and doors provide access to the ground floor accommodation including the cloakroom, fitted with WC and wash basin over a vanity unit with mosaic feature tiling over. The study/playroom overlooks the front aspect and has a box bay window and useful storage cupboard. To the rear of the property there is a spacious sitting room with arched recess and oak wooden flooring, with the focal point of the room being an attractive log burner, with oak beam mantle over and flagstone hearth. French doors, with glazed panels either side, flood the room with natural light and provide access to a spacious conservatory, which has tiled flooring and a door to the garden. A spacious kitchen is fitted with a combination of light wood effect and white satin finish wall and base kitchen cabinets with complementing work surfaces over and useful fitted shelves. A large breakfast bar with seated area has granite worktops and further cabinets below, including cutlery and pan drawers. Integrated appliances include a Neff oven and Neff combination microwave oven and grill, induction hob with ceiling mounted extractor fan along with warming drawer.



First Floor

A galleried landing has a storage cupboard and doors leading to four double bedrooms and the family bathroom. The master bedroom enjoys views over the rear garden and benefits from its own en-suite, fitted with a white high gloss vanity unit with wash hand basin over, WC with mounted flush, shower enclosure with a rainfall shower head and a chrome heated towel ladder, finished with marble effect tiling. Bedrooms two and four are located to the front aspect, with bedroom two benefitting from fitted wardrobes, whilst bedroom three is located to the rear and overlooks the garden. The family bathroom is fully tiled and benefits from a panelled bath, shower enclosure, WC, wash hand basin and heated towel ladder.

Outside

The property is set back from the road and accessed via a private tarmac drive, which serves three properties, and leads to the front of the house where there is parking for three vehicles, in front of the double garages. There is low maintenance paved frontage with steps to the front door, under a wooden porch structure. Side gates either side of the property lead to the split-level, south facing rear garden, with a paved patio area which provides an ideal space for outside dining and entertaining. Steps between dwarf brick walls lead to the garden, which is mainly laid to lawn and enclosed by wooden fencing either side. There is a wooden shed which is ideal for garden storage.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01455-559203

Fixtures and Fittings

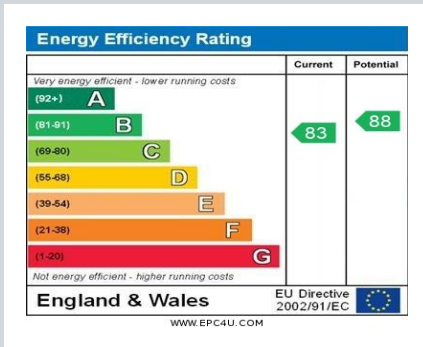
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hincley and Bosworth Council - 01455 238141
Council Tax Band – D.



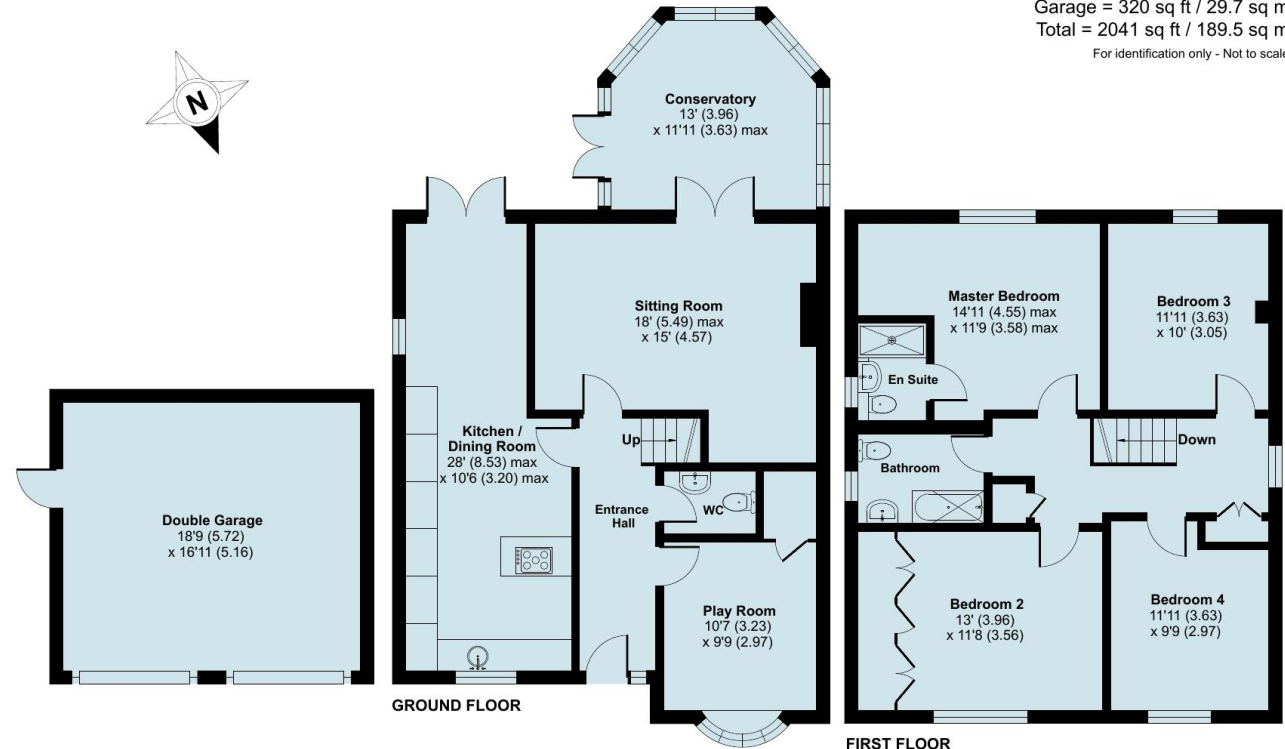
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Approximate Area = 1721 sq ft / 159.8 sq m
Garage = 320 sq ft / 29.7 sq m
Total = 2041 sq ft / 189.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024.
Produced for Howkins & Harrison. REF: 1173429

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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