



Aylmer House, 2 Wilkinson Lane, Elmeſthorpe, Leiceſtershire, LE9 7SP

HOWKINS &
HARRISON

Aylmer House,
2 Wilkinson Lane, Elmhurst,
Leicestershire, LE9 7SP

Guide Price: £775,000

A substantial five bedroom property with over 4,000 sq feet of accommodation, occupying a generous plot, located on the edge of the Leicestershire village of Elmhurst, with two garages, parking for several vehicles and annex potential.

Features

- Popular residential location
- Well presented throughout
- Finished to a high standard
- Five well proportioned bedrooms
- Generous plot
- Three bathrooms
- Principal bedroom with en-suite
- Four reception rooms
- Study
- Craft room, which has multiple uses
- Annex potential
- Garden room
- Double garage
- Ample driveway parking
- Beautiful landscaped gardens
- EPC rating - C



Location

The property is located in an attractive rural setting and is well situated for access to major road networks. Junction 2 of the M69 is approximately 3.5 miles to the south, providing convenient access to the A5, M1 and further afield. The village of Elmsthorpe itself has amenities including village hall, butchers, farm shop and public house, and the full range of amenities can be found in the nearby villages of Barwell, Earl Shilton and Market Bosworth.

Barwell & Earl Shilton – 2 miles

Market Bosworth – 7.5 miles

Leicester – 11 miles

Twycross House School – 14 miles



Ground Floor

The front door provides access to a spacious porch, with ceramic tiled flooring and an obscure glazed door providing access to the entrance hall, where stairs rise to the first floor and glazed doors lead through to the ground floor accommodation. The study is dual aspect which includes an attractive bay window overlooking the front aspect, with the focal point of the room being a feature fireplace with oak surround, black granite hearth and coal effect gas fire inset. Sliding doors lead through to the dining room, fitted with wood effect flooring and coving to the ceiling. The garden room is located off the dining room and is particularly bright and spacious, with light flooding in from the skylights and numerous windows with fitted blinds which enjoy views over the beautiful gardens. Double doors provide access to the outside. There is an attractive slate feature wall and doors through to the kitchen and family room, which also overlooks the gardens and has access to a decked area. The family room is fitted with wood effect flooring with a brick-built chimney breast with wood burner inset. Overlooking the front and side aspect, the kitchen is fitted with a variety of cream shaker style wall and base cabinets, pan and cutlery drawers, wicker storage and wine racking with complementing work surfaces over. There are attractive a-frame beams to the ceiling and slate brickwork to the walls, with metro style tiling to the splash back areas. The floor is fitted with ceramic tiling and there is space for a range style cooker and American style fridge/freezer, along with an integrated dishwasher. From the kitchen there is access to a cloakroom, fitted with a white high gloss vanity unit with wash hand basin and WC, with a stable door opening to the garden and further door opening to the hall. The substantial lounge is fitted with wood effect flooring and a brick-built fireplace with log burner. Doors from the sitting room lead through to a craft room (which has multiple uses and could alternatively be used as an additional reception room or ground floor bedroom) and to an inner hall, with stairs rising to the first floor and doors through to a WC, sitting room and kitchen which could make ideal annex accommodation. The kitchen is fitted with white shaker style wall and base kitchen cabinets, pan and cutlery drawers with work surface over, Belfast sink and integrated fridge/freezer, dishwasher, washing machine, hob and extractor fan and electric double oven. A further door from the kitchen leads to a sitting room, which can also be accessed from the garden room, and has double doors to the courtyard area.





First Floor

A landing with Velux window above, accessed from the main staircase, leads to three bedrooms and a family bathroom. The principal bedroom benefits from dual aspect windows, affording plenty of natural light, and is fitted with wood effect flooring, fitted wardrobes and complementing drawers, along with an en-suite bathroom. Bedrooms two and five also benefit from built-in wardrobes with the fully tiled bathroom being fitted with a chrome and glass shower enclosure, jacuzzi style bath, WC, and cream high gloss vanity unit with wash hand basin over. Two further bedrooms with fitted wardrobes and an additional bathroom is accessed from the secondary staircase.

Outside

The property is accessed through wrought iron gates, in between two pillars with coach lamps, to a sweeping gravelled drive which leads to two garages where there is also vehicular parking for numerous cars. The beautiful, landscaped gardens extend across the front and side of the property and are mainly laid to lawn with numerous established beds, planted with a variety of flowers, shrubs and trees offering an abundance of colour throughout the seasons. There is a lovely rockery area with Japanese style bridge and an impressive cedar tree. A further outdoor area, which has been designed to be of particularly low maintenance and private, with an astro turf area with awnings over, can be accessed via the both the sitting room and family room. From here steps lead down to two further areas one with raised beds and the other offering an additional area for seating, with a combination of block paving and paved patio.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





Viewing

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

Fixtures and Fittings

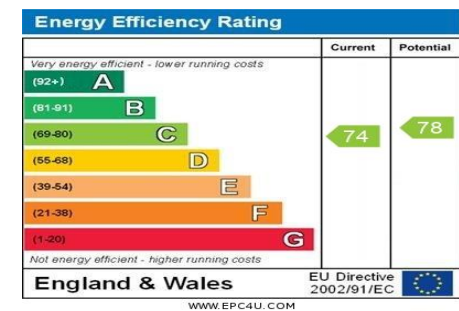
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

Blaby District Council Tel:01162-750555.
Council Tax Band – G.



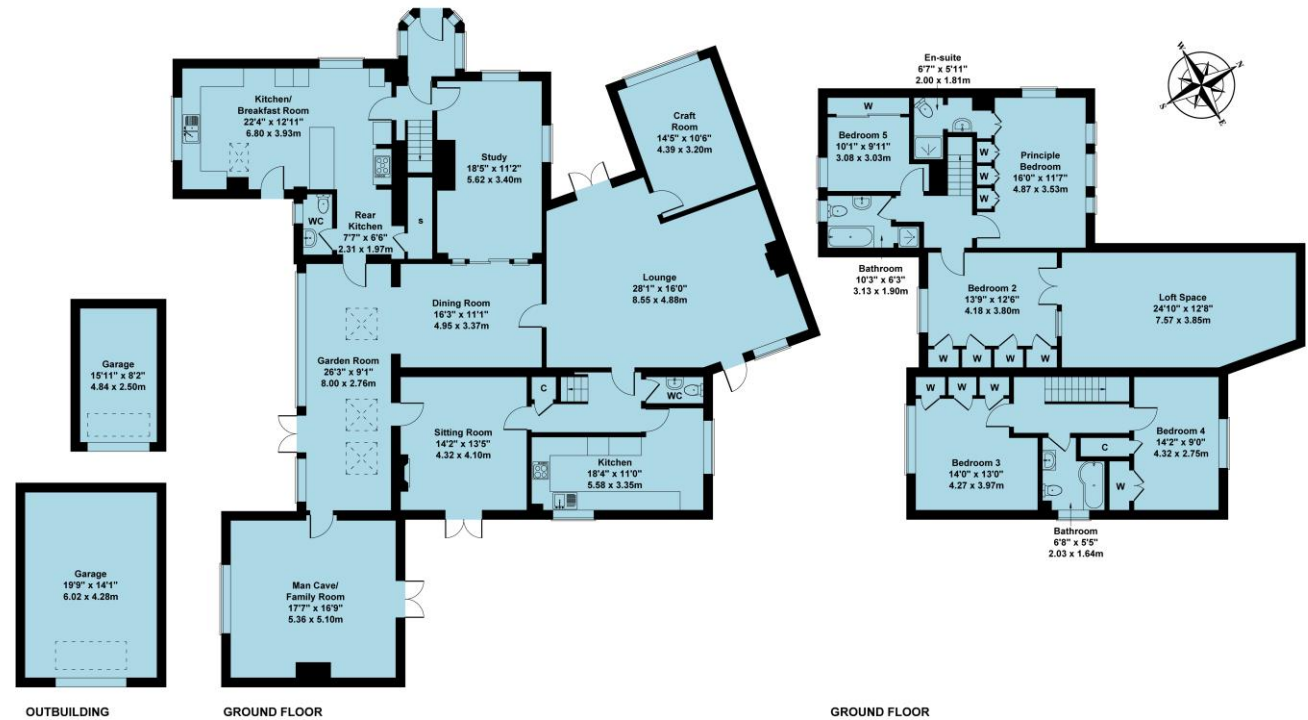
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Approximate Gross Internal Area
4337 sq ft - 402 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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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