

CASTLE ESTATES

1982

A TRULY STUNNING FIVE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON AN IMPRESSIVE SIZED PLOT WITH TRIPLE GARAGE AND BEAUTIFUL OPEN COUNTRYSIDE VIEWS SITUATED IN A DESIREABLE VILLAGE LOCATION



**16 BRIDLE PATH ROAD
ELMESTHORPE LE9 7SA**

Offers In Excess Of £995,000

- Impressive Open Plan Dining Kitchen
- Master Bedroom With Dressing Room & Ensuite
- Family Bathroom
- Extensive Private Rear Garden
- Desirable Village Location
- Two Spacious Reception Rooms
- Four Further Double Bedrooms
- Brick Built Triple Garage
- Sizeable Plot With Open Countryside Views
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this stunning detached house located on Bridle Path Road in the picturesque village of Elmesthorpe, Leicester. This property boasts two spacious reception rooms and five generously sized bedrooms, providing ample space for a growing family or those who love to entertain guests.

One of the standout features of this property is its open countryside views, offering a tranquil and scenic backdrop to everyday life. The triple garage provides plenty of space for parking and storage, catering to the needs of car enthusiasts or those with a growing collection of outdoor equipment.

The extensive rear garden is perfect for outdoor gatherings, children's playtime, or simply enjoying a peaceful afternoon in the fresh air. The open plan kitchen/diner is ideal for hosting dinner parties or family meals, creating a warm and inviting atmosphere for all to enjoy.

If you are looking for a home that combines comfort, style, and functionality with beautiful surroundings, this property on Bridle Path Road is the perfect choice. Don't miss out on the opportunity to make this house your dream home in the heart of the English countryside.

More specifically the fully alarmed, centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

Blaby Council - Band F (Freehold).

IMPRESSIVE ENTRANCE HALL

13'9" x 13'1" (4.2m x 4m)

having bespoke solid oak double doors with feature leaded lights, inset LED lighting, two central heating radiators, tiled flooring, built in storage cupboard and upvc double glazed window to side. Spindle balustraded 'dog leg' staircase leading to First Floor Landing.



IMPRESSIVE ENTRANCE HALL



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GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin, central heating radiator, ceramic tiled floor and inset LED lighting.

OPEN PLAN DINING KITCHEN

23'11" x 22'11" (7.3m x 7m)

having impressive range of cream Shaker style units including base units and drawers, solid oak butchers block work surfaces and inset Belfast sink with chrome mixer tap, induction hob with cooker hood over, two built in electric ovens, feature island unit with matching butchers block work surface and further sink with chrome mixer tap, space for fridge freezer, integrated dishwasher, ceramic tiled flooring, two central heating radiators, inset LED lighting, dual aspect windows front and rear. Double glazed French doors opening onto the landscaped patio area.



OPEN PLAN DINING KITCHEN



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UTILITY ROOM

8'6" x 7'10" (2.6m x 2.4m)

having butchers block work surfaces and inset ceramic sink with chrome mixer tap, space and plumbing for washing machine and tumble dryer, inset LED lighting, central heating radiator, upvc double glazed window to rear and upvc double glazed side entrance door.



LOUNGE

20'11" x 18'8" (6.4m x 5.7m)

having solid oak doors leading from hall, two central heating radiators and further vertical central heating radiator, bespoke panelled wall, inset LED lighting, dual aspect windows and double glazed French doors opening onto the seating area.



GARDEN ROOM

24'3" x 22'11" (7.4m x 7m)

having feature brick fireplace with log burner, tiled flooring, central heating radiator, feature lantern sky light, inset LED lighting, dual aspect upvc double glazed windows to front and rear. Two sets of Bi-fold doors one opening onto front lawn area and one opening onto entertainment area.



GARDEN ROOM



FIRST FLOOR LANDING

having spindle balustrading, central heating radiator, inset LED lighting, velux roof lights and further sky lights.

MASTER BEDROOM

20'4" x 13'5" (6.2m x 4.1m)

having feature panelled wall, inset LED lighting, two central heating radiators, dual aspect windows with open countryside views.



MASTER BEDROOM



WALK IN WARDROBE/DRESSING AREA

9'10" x 7'10" (3m x 2.4m)

having fitted drawers, dressing table, shelving and hanging rails, central heating radiator and upvc double glazed window overlooking open countryside views.



ENSUITE SHOWER ROOM

having shower area with chrome rain shower over and further handheld shower, low level w.c., vanity unit with wash hand basin and chrome mixer tap, ceramic tiled splashbacks and flooring, upvc double glazed window with open countryside views.



ENSUITE SHOWER ROOM



BEDROOM TWO

15'1" x 14'1" (4.6m x 4.3m)

having central heating radiator, inset LED lighting and upvc double glazed window with open countryside views.



POTENTIAL ENSUITE

8'2" x 6'10" (2.5m x 2.1m)

having central heating radiator, velux sky light and inset LED lighting.



BEDROOM THREE

12'1" x 11'9" (3.7m x 3.6m)

having built in wardrobes with sliding mirrored fronted doors, central heating radiator, inset LED lighting and upvc double glazed window with open countryside views.



BEDROOM FOUR

11'9" x 8'10" (3.6m x 2.7m)

having oak effect flooring, central heating radiator and upvc double glazed window with open countryside views.



BEDROOM FIVE

12'1" x 11'9" (3.7m x 3.6m)

having oak effect flooring, central heating radiator and upvc double glazed window with open countryside views.



BATHROOM

having jacuzzi bath with brass mixer tap and brass handheld shower over, low level w.c., navy blue vanity unit with wash hand basin and brass mixer tap, marble effect flooring, contrasting ceramic tiled walls, heated towel rail and velux roof light.



OUTSIDE

There is direct vehicular access via electric gates (operated remotely) to a good sized gravel driveway with standing for numerous cars leading to TRIPLE GARAGE with two large up and over electric doors, further personal door to garden. Beautifully lawned foregarden. Private gated access to the extensive rear garden with beautifully maintained lawns, patio, seating and decked areas with bespoke pergola, mature trees, flower and shrub borders. Green house. Open countryside views surrounding the property.



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE - AERIAL VIEW



OUTSIDE - AERIAL VIEW





OUTSIDE - AERIAL VIEW



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

Environmental Impact (CO ₂) Rating		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
410.38 m²
Reduced headroom
16.35 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

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 the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
