



BARKBY LODGE, 60, BARKBY LANE, BARKBY, LE7 2BB

PRICE ON APPLICATION

ANDREW GRANGER & CO

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An impressive late Victorian family residence situated on the edge of the village of Barkby with generously proportioned accommodation arranged over three floors. The property was originally constructed in 1890 and the well presented home retains many period features, including tiled flooring, fireplaces and decorative glazing and is approached via an entrance hall, three large reception rooms, farmhouse kitchen, cloaks / w.c, inner hallway, office, utility room. wc / store room and workshop. The property has full gas fired central heating and a large cellar.

First floor master bedroom measuring 10.06m x 4.90m with bedroom and seating area and en-suite bathroom. Two guest bedrooms, one with sauna connecting jack and jill shower room. On the second floor there is bedroom 4 with en-suite bathroom, bedroom 5 and further bathroom. The second floor also benefits from a kitchenette.

The property is of generous proportions and stands on a plot extending to 1.3 acres or thereabouts.

The property offers scope for extension and the land surrounding the property offers excellent future development potential subject to receiving the necessary planning consents.

LOCATION

Barkby Lodge is located on the edge of the village of Barkby, which boasts the Pochin School, Ofsted rated outstanding. Close by is the town of Syston and Thurmaston offering an excellent range of shops and supermarkets, schools, bus services and recreational facilities. The nearby western bypass provides access to junction 21 of the M1 and M69 and the property is also convenient for access to neighbouring centres of Loughborough, Melton Mowbray and Oakham. Leicester has rail services to London St Pancras and there is a local rail service in Syston.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Company 0116 242 9922. From Leicester the property may be approached by proceeding north bound via Melton Road A607 on reaching the roundabout for the Asda superstore, proceed over the roundabout continuing along the Melton Road and turning right at the roundabout onto Barkby Lane. Head straight on and over the railway bridge and the property is located on the right hand side.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

Via a traditionally styled wide front door with leaded glazed decorative inset and light well over, impressive Minton tiled flooring in the vestibule area and wooden flooring, staircase rising to the first floor and doors leading to the principle reception rooms.

DINING ROOM 21'11" x 15'11" (6.69 x 4.87)

An impressive generously proportioned room with two UPVC double glazed windows to the front elevation, large fireplace with marble surround and tiled inset, one further UPVC double glazed window to the side elevation.

LOUNGE 21'11" x 15'11" (6.70 x 4.87)

A delightful room with two UPVC double glazed windows to the front elevation, Roger Pearson original hand carved marble fireplace surround and inset hearth, one further UPVC windows to the side.

SITTING ROOM / STUDY 15'7" x 13'9" (4.77 x 4.20)

With two UPVC double glazed windows to the rear elevation overlooking the rear gardens, built in study furniture including cupboards and desk space.

LOBBY

With secondary staircase rising to the first floor, door to kitchen, door to cellar and door to rear garden paddock.

CLOAKS / W.C

Comprising low flush w.c, and window to the rear elevation.

KITCHEN 23'4" x 15'11" (7.13 x 4.86)

A large farmhouse style kitchen with a range of oak built in cupboards with wooden worksurface over, four ring electric hob with concealed extractor fan over, double oven under, inset sink and drainer unit with waste disposal, UPVC double glazed window to the side elevation. Large brick built alcove with Green AGA with twin hot plates and double oven, door way to side elevation. Oak peninsula with cupboard and drawers with granite worksurface over. Door to rear annex.

INNER HALL

Leading to attached bungalow suitable for separate annexe accommodation, leading to rooms ideal as separate annexe, door to exterior rear elevation.

ROOM 1 11'11" x 10'5" (3.65 x 3.18)

With UPVC double glazed window to the side elevation and wall mounted cupboards.

KITCHENETTE 14'2" x 5'11" (4.34 x 1.81)

With UPVC double glazed window to the rear elevation, worksurface with inset sink and drainer unit, plumbing for washing machine and space for tumble drier, space for cooker and fridge / freezer.

W.C / STORE ROOM 12'11" x 7'3" (3.94 x 2.23)

With low flush w.c, and pedestal wash hand basin.

ROOM 2 13'2" x 9'9" (4.03 x 2.99)

With UPVC double glazed window into courtyard.

FIRST FLOOR

Accessed from both the principle staircase and secondary stairs.





LANDING

An impressive split level landing with UPVC double glazed window to the front elevation, staircase rising to second floor and doors giving access to bedroom accommodation.

MASTER BEDROOM 33'0" x 16'0" (10.06 x 4.90)

An impressive master bedroom with two UPVC double glazed windows to the front elevation with far reaching views, marble fireplace and doorway and steps down to en-suite and two UPVC double glazed windows to the side elevation.

EN-SUITE 12'2" x 12'3" (3.71 x 3.75)

An impressive en-suite bathroom with sunken jacuzzi bath, walk in power shower and steam room with tiled surround a seating, high level w.c, pedestal ash hand basin, two UPVC double glazed windows to the rear elevation and one UPVC double glazed window to the side elevation. Built in TV and heated towel radiator.

BEDROOM 16'9" x 15'11" (5.11 x 4.87)

With two UPVC double glazed windows to the front elevation, marble fireplace and access to sauna.

JACK AND JILL EN-SUITE

Comprising low flush w.c, pedestal wash hand basin, shower with tiled surround and UPVC double glazed window to the side elevation.

BEDROOM 15'8" x 12'9" (4.78 x 3.89)

With two UPVC double glazed windows to the rear elevation, radiator, fireplace with marble surround.

SECOND FLOOR

Accessed from the principle staircase as well as the secondary stairwell, split level and access to the two generous bedrooms, bathroom and store / kitchenette.

BEDROOM 31'0" x 16'0" (9.46 x 4.89)

With two UPVC double glazed windows to the front elevation, two radiators, three UPVC double glazed windows to the side elevation and doorways and steps leading to the en-suite bathroom.

EN-SUITE BATHROOM 12'4" x 13'0" (3.77 x 3.97)

With low flush w.c, pedestal wash hand basin, shower with tiled surround and bath, radiator and two UPVC double glazed windows to the rear.

BEDROOM 33'5" (max) x 15'8" (max) (10.19 (max) x 4.80 (max))

A large versatile room with two UPVC double glazed windows to the front elevation, two radiators, brick fire place and two further UPVC double glazed windows to the rear elevation.

EN-SUITE

Comprising low flush w.c, pedestal wash hand basin, bath with tiled surround and uPVC double glazed window to the side elevation.





KITCHENNETE 10'1" x 7'1" (3.08 x 2.17)

With UPVC double glazed window to the front elevation and worksurface with inset sink.

OUTSIDE

To the outside there is a gardeners w.c, detached brick built tool shed, three stables and one tack room. The generous gardens and paddock extend to 1.3 acres or thereabouts with gravelled driveway leading from Barkby Lane to ample car standing, mature lawned front gardens, Victorian lamp post, large wrought iron gates to both sides of the property. To the side of the property there is a patioed courtyard seating area. Large rear paddock / garden.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

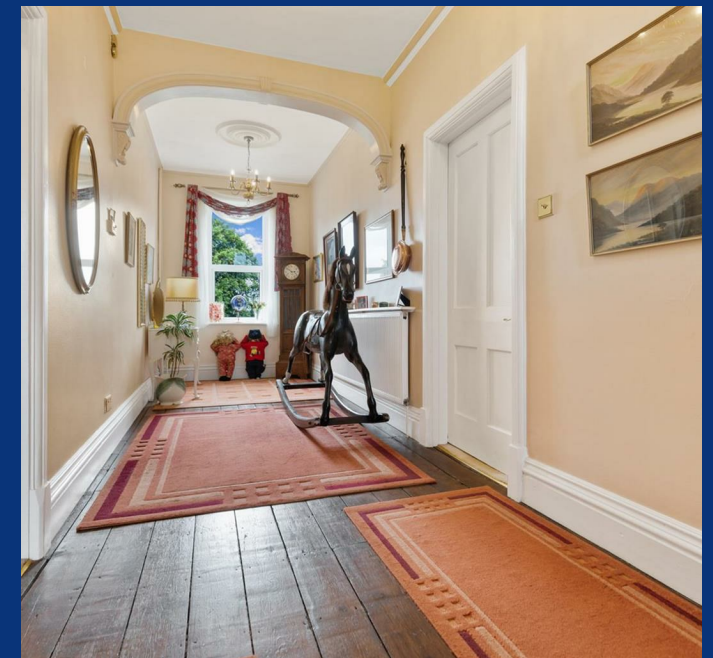
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MONEY LAUNDERING

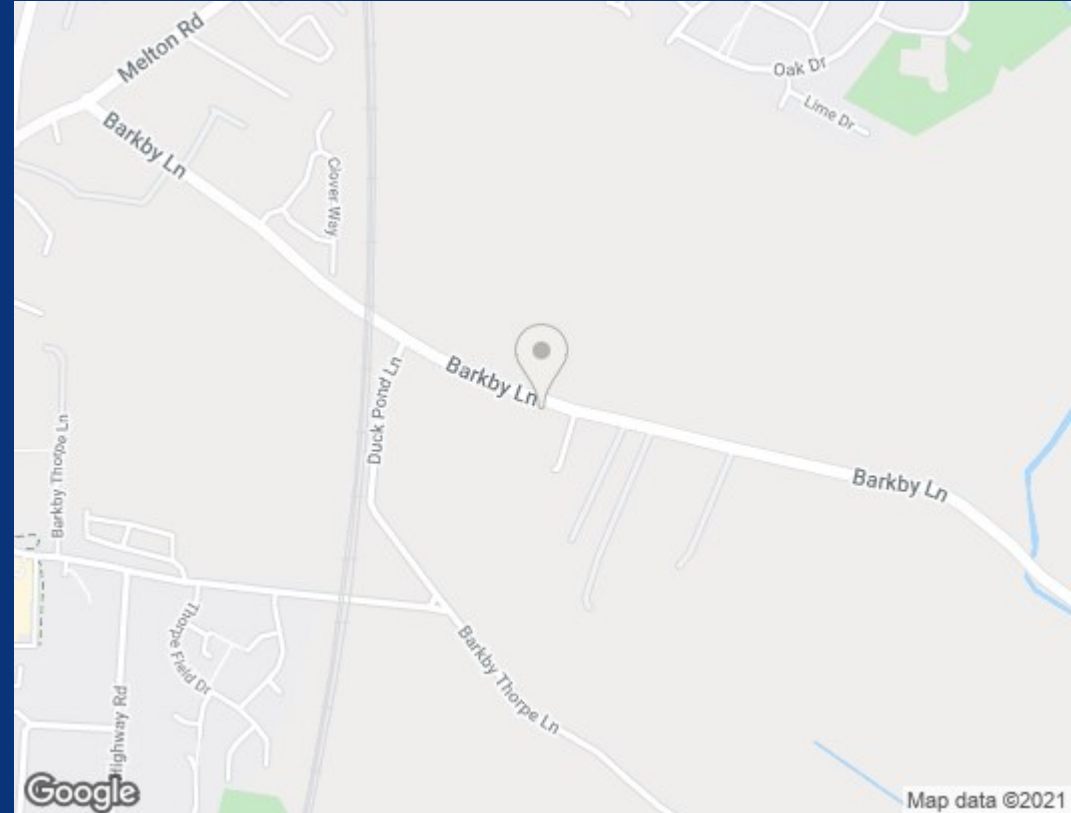
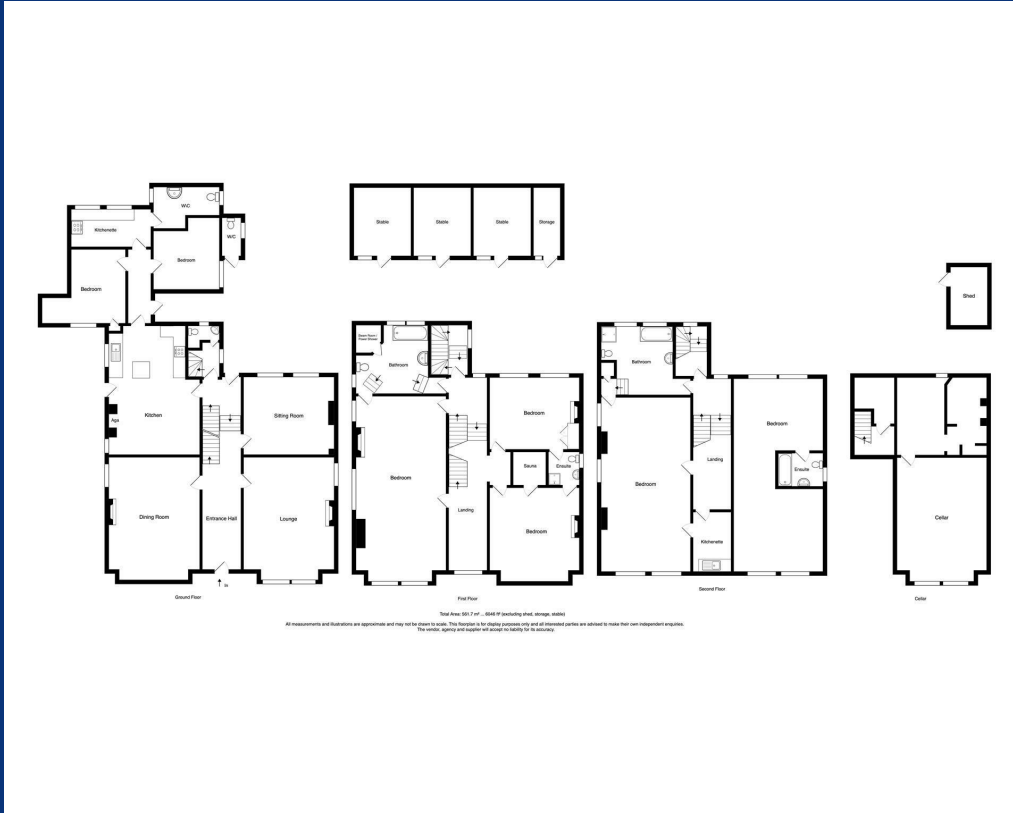
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E



LOCATION



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