



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Carvells Lane, Naseby NN6 6DH

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"Acacia Tree Cottage"

Neatly set back from the road, and occupying a sought after, elevated position, this four bedroom detached dormer bungalow is located on an extensive plot with an excellent degree of privacy, a double garage and generous proportions with the potential for modernisation or extension (subject to obtaining relevant consents).

Built in 1972, with one owner since new, this fantastic four bedroom detached property offers a unique opportunity to own a desirable property in the heart of Naseby, offered for sale with no onward chain.

Entrance is gained into the generous and naturally light hallway with a window to the front elevation, tiled flooring and a solid wood staircase rising to the first floor.

Beautifully appointed, L-shape living/dining room offering a fantastic open plan layout with a host of windows enjoying views of the wrap-around plot and a private aspect to the front and rear elevations. This well-proportioned room benefits from an electric fire (fronting an open fireplace) with an exposed brick feature wall, ample space for living and a dining table and chairs.

Fitted kitchen with continued tiled flooring from the hallway, a window overlooking the garden and a rear door leading out. The kitchen comprises a range of Shaker style eye and base level units, a roll top work surface, tiled splashbacks and a one and a half bowl stainless steel sink with draining board. There is also an integrated Neff oven, a four ring electric hob with concealed extractor hood over and space for an under-counter fridge, freezer and washing machine.

Four bedrooms in total, with two situated on the ground floor offering a flexible layout. The second bedroom currently overlooks the rear garden with convenient access to the guest WC from the entrance hall nearby, offering the plumbing and potential to create an en suite if desired. Bedroom four is currently used as a home office and would also make a perfect music room or additional snug.

Stairs rise to the first floor with access to a generous eaves cupboard, two further bedrooms and the main shower room.

Two double bedrooms both with eaves storage, generous size windows and a neutral decor.

Shower room with access to the airing cupboard, a three piece suite to include a modernised, oversized walk-in shower, a low level WC and a pedestal wash hand basin.

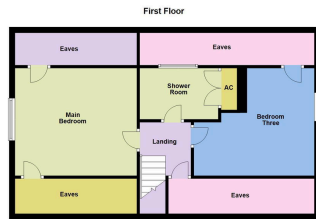
Double garage with power light, a rear personnel door and boasting excellent storage.

The extensive wrap-around plot is sure to impress with its variety of sections, established and mature plantings and an excellent degree of privacy.

The property is set back from the road nestled up a long shared driveway and is neatly positioned at the end offering a secluded and private position. There is a gravelled driveway providing off road parking for four cars, with access to the double garage and front door via a paved path. The frontage has been beautifully established with a lawn and planted border, enclosed by a low-level retaining stone wall. This wraps around to the side elevation along with the paved path offering a host of further plantings, trees and shrubbery and access to the green house and shed.

The rear garden is mainly laid to lawn surrounded by continued shrubbery, trees and plantings, and the paved path leads to a paved patio area, perfect for seating. The plot wraps around to the south aspect with plenty of space and scope for side extension is required and subject to obtaining relevant consents. There is an additional side access to the front of the property and a rear personnel door into the double garage.





- Living Room - 6.86m x 5.11m (22'6" x 16'9")max
- Kitchen - 3.43m x 2.92m (11'3" x 9'7")max
- WC - 2.92m x 0.86m (9'7" x 2'9")
- Main Bedroom - 4.29m x 3.76m (14'1" x 12'4")
- Bedroom Two - 3.89m x 3.28m (12'9" x 10'9")
- Bedroom Three - 3.96m x 3.76m (13'0" x 12'4")max
- Bedroom Four / Study - 3.28m x 2.72m (10'9" x 8'11")
- Shower Room - 2.74m x 1.91m (9'0" x 6'3")



63 High Street, Market Harborough, Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

