



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Mount Pleasant, Shearsby

4 1 4



“A Position, Location and Proportions to Impress!”

Dating back to circa 1810 and benefitting from being tastefully extended, this three/four bedroom detached property occupies an elevated position with an extensive garden, a double garage and generous accommodation, nestled in the heart of the sought after village of Shearsby!

Located in the heart of Shearsby, the property is conveniently located within walking distance to the village green, renowned village pub, village hall, the church and countryside walks are on the doorstep, and the M1 and Market Harborough and Lutterworth towns are a short drive away.

Entrance is gained into the inviting entrance hall with traditional parquet wood flooring, ample space for cloakroom storage, access to the guest WC, utility room and stairs rise to the first-floor landing.

Modern kitchen featuring tiled flooring, LED spotlights and a window to the side elevation offering a view of the property's wrap around plot. The kitchen comprises a range of shaker style eye and base level units with a wealth of storage, a square edge worktop with tiled splashbacks, a one and a half bowl sink, a double integrated oven and a four-ring ceramic hob with concealed extractor hood over, an integrated dishwasher and space for a fridge/freezer.

Beautifully appointed living room of a generous size with a wood burning stove, an open plan aspect into the dining room and views of the garden beyond.

Well-proportioned dining room benefitting from an open plan layout leading off the living room with high quality engineered oak flooring and two generous windows overlook the delightful garden.

An inner hallway leads off the dining room providing access to a separate study room offering a flexible floorplan and a second reception room with sliding doors out to the paved patio area. This flexible and versatile layout offers the opportunity to also be used as a fourth bedroom or an annexe option for multi-generational living, if required.

Three double bedrooms located on the first floor, all boasting excellent proportions, with the main and second bedroom enjoying a dual aspect flooding the rooms with natural light.

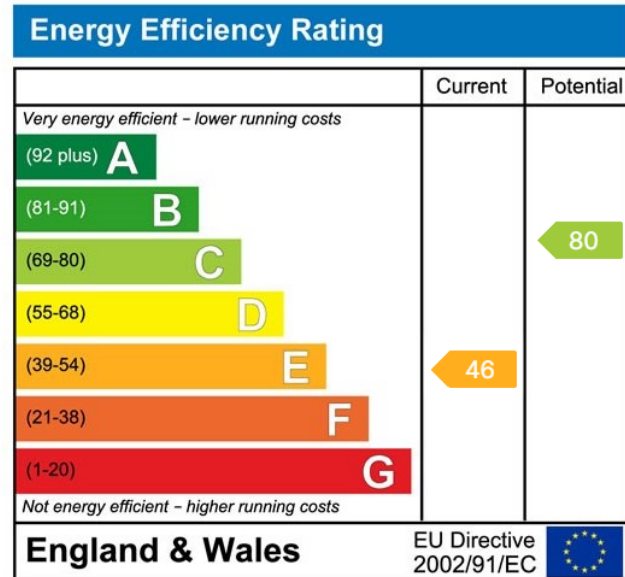
Family bathroom with an attractive part-raked ceiling and a three-piece suite to include a panel enclosed bath with an electric shower over, a low-level WC and a pedestal wash hand basin.

Neatly tucked away and occupying a desirable elevated position, the property is nestled up a country lane with extensive gardens extended from the property itself. As you approach the property, there is a detached double garage and the garden is enclosed by a charming stone wall with a host of established shrubbery and mature trees offering a good degree of privacy. A pathway and steps lead up to the property with access to the front door and the open garden. A generous paved patio area which is retained by a stone wall provides a fantastic seating and entertaining area to admire the views of the garden beyond. Steps lead down to the main lawn sections with an array of plantings, trees including fruit trees.





- Living Room - 6.96m x 3.91m (22'10" x 12'10")
- Kitchen - 3.84m x 2.97m (12'7" x 9'9")
- Utility - 3.07m x 2.82m (10'1" x 9'3")
- Dining Room - 5.84m x 2.41m (19'2" x 7'11")
- Study - 3.45m x 3.33m (11'4" x 10'11")
- Second Reception Room/Bedroom Four - 4.42m x 4.17m (14'6" x 13'8")
- Main Bedroom - 4.65m x 3.99m (15'3" x 13'1") max
- Bedroom Two - 3.86m x 2.92m (12'8" x 9'7")
- Bedroom Three - 3.02m x 2.92m (9'11" x 9'7")
- Bathroom - 2.92m x 2.29m (9'7" x 7'6")



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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.

