



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bakehouse Rise, Naseby

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"A Modern Country Retreat"

Nestled within a desirable cul-de-sac in the heart of the sought after village of Naseby, this beautifully presented detached home offers a modern country retreat, boasting an immaculate cottage style interior, underfloor heating throughout, a stunning kitchen/dining room and three double bedrooms!

Entrance is gained through a cottage style composite front door, into an inviting entrance hall with Amtico flooring with underfloor heating, decorative half height panelling, LED ceiling spotlights, an under-stairs storage cupboard, access to a guest WC and stairs rise to the first floor.

Stunning living room featuring traditional wooden flooring with underfloor heating, LED ceiling spotlights, decorative wall panelling and a generous window overlooking the garden.

Truly impressive kitchen/dining room having been recently renovated to an exceptionally high standard, boasting a triple aspect flooding the room with natural light, Amtico flooring with underfloor heating, LED ceiling spotlights, ample space for a large dining table and chairs, and French patio doors lead out to the south facing garden. The high-quality kitchen comprises an array of bespoke shaker style eye and base level units, a stunning stone work-surface with a matching upstand, a dual Belfast style sink, and a host of AEG appliances to include a double oven, an induction hob, a dishwasher, a washer/dryer and space for a large fridge/freezer.

Guest WC comprising ceramic tiled flooring with underfloor heating, attractive wall tiling, a pedestal wash hand basin and a low-level WC.

First floor landing with underfloor heating.

Three immaculately presented bedrooms, all double in size and in excellent decorative order with underfloor heating and attractive plantation shutters to the windows (available under separate negotiation).

Beautifully presented main bedroom featuring a dual aspect, decorative panelling, fitted wardrobes and an en-suite shower room. The shower room comprises ceramic floor and wall tiling, underfloor heating, a Velux window, a shower cubicle, a pedestal wash hand basin and a low-level WC.

Bedroom two offers a true wow factor with a Juliette balcony offering a south facing aspect, and bedroom three benefits from additional Velux windows and a built-in cupboard.

Stylish family bathroom boasting ceramic tiled flooring with underfloor heating, a heated towel rail, a Velux window, attractive wall tiling and a white three-piece suite to include a panel enclosed bath with a shower screen and traditional rainwater style shower over, a wash hand basin built within a vanity storage unit and a low-level WC.

Nestled within a desirable cul-de-sac, the property is neatly set back from the road, enclosed by a charming red brick wall, with a driveway providing off road parking for three cars, and a gate leading to the garden and the front door. To the side of a property is an additional pathway providing rear access into the kitchen and storage facility.

The south facing garden has been beautifully designed, offering a variety of sections to enjoy throughout the day. Directly adjoining the property is a gravelled seating area, and steps rise to the remainder of the garden which is laid to lawn, with a fantastic decked seating area with a timber pergola and a host of well stocked planted borders.

The property also benefits from a generous sized, garage style storage facility, with an electric roller garage door, power supply, lighting and a gate leading to the rear access.





- Living Room - 4.32m x 4.04m (14'2" x 13'3")
- Kitchen/Dining Room - 8.41m x 4.14m (27'7" x 13'7") max
- WC - 1.5m x 0.86m (4'11" x 2'10")
- Main Bedroom - 4.32m x 4.14m (14'2" x 13'7") max
- En Suite - 2.26m x 1.12m (7'5" x 3'8") max
- Bedroom Two - 4.11m x 3.96m (13'6" x 13'0")
- Bedroom Three - 4.34m x 3.12m (14'3" x 10'3")
- Bathroom - 1.98m x 1.73m (6'6" x 5'8")
- Store - 5.84m x 5.72m (19'2" x 18'9") max



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.

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