



Grey Crescent | | Newtown Linford | LE6 0AA

Asking price £850,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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A truly outstanding opportunity to purchase this detached home, occupying a very special position within this much sought after address. Many properties on Grey Crescent have been spectacularly extended/modernised and upgraded, setting a precedent for a discerning and ambitious purchaser to undertake a bespoke project if they wish. Offering immense scope for re-modelling and improvement, this large family home has a flexible and versatile layout, with 5 bedrooms, 3 en-suites, a family room, lounge and dining room, along with a dining kitchen. The beautiful garden plot gives a great deal of space for family living and entertaining, with extensive driveway parking and double garage.

- Unique Detached Property
- Flexible & Versatile Accommodation
- Much Sought After Address
- Three Walk-in Wardrobes
- Lounge/Dining Area
- Outstanding Opportunity
- Immense Scope for Alteration
- Five Bedrooms
- Three En-Suites
- Family Room & Kitchen



'A Rare and Spectacular Opportunity'



Entrance Porch

With Upvc double doors, tiled floor and access to -

Entrance Hallway

With woodblock flooring, built in cloak cupboards, stairs to the first floor and a full length window and door to the porch.

W/c

Fitted with a low level w/c and wash hand basin.

Lounge

A spacious lounge with window to the front and sliding door to the family room.

Dining Area

A good sized area adjacent to the lounge.

Family Room

A sizeable space ideal for everyday family living and entertaining, with double doors to the garden, windows to two sides and open plan to the dining kitchen.

Dining Kitchen

Fitted with a vast range of wall and base mounted units, Granite worktops, space for appliances, tiled floor and windows to two sides.

Utility Room

With storage units and space for appliances.

Boot Room

With door to the garden, modern storage unit and window to the rear.

Bedroom 4

A good sized bedroom with windows to two sides.

Study/Bed 5

A useful room with space for a bed or study furniture, there is a window to the rear and built in wardrobes.

First Floor Landing

With a window to the front and access to all rooms, there is also a Jack-And-Jill access through the walk-in wardrobe of bedroom 3 to access the shower room.

Bedroom 1

A large bedroom with window, walk-in wardrobe and access to the en-suite.



En-Suite

Fitted with a quality four piece suite comprising low level flush w/c, wash hand basin, shower cubicle and bath. There is a natural light tube providing daylight into this space.

Bedroom 2

With window to the front and access to the en-suite.

En-Suite

With window to the rear, a three piece suite comprising low level flush w/c, wash hand basin and shower cubicle.

Bedroom 3

A good sized room with window to the rear flowing seamlessly into the walk-in wardrobe and dressing area, which in turn gives access to the en-suite.

Outside

The property sits in an elevated position, with off road parking on a driveway leading to the integral double garage. There are lawns to the front, whilst the rear has lawn and patio areas and a great deal of privacy, being unoverlooked from the rear.

The Area

Newtown Linford is a highly desirable village in Leicestershire, renowned for its picturesque setting on the edge of the historic Bradgate Park. The village features charming stone cottages, scenic countryside walks, and a welcoming community, complemented by traditional public houses, a tearoom, and local amenities. Benefiting from excellent transport links, Newtown Linford provides convenient access to Leicester, Loughborough, the A50, and the M1 motorway, making it an ideal location for those seeking a peaceful rural lifestyle with outstanding connectivity.

Extra Information

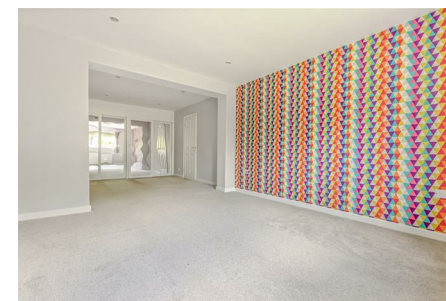
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and

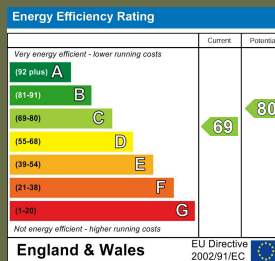
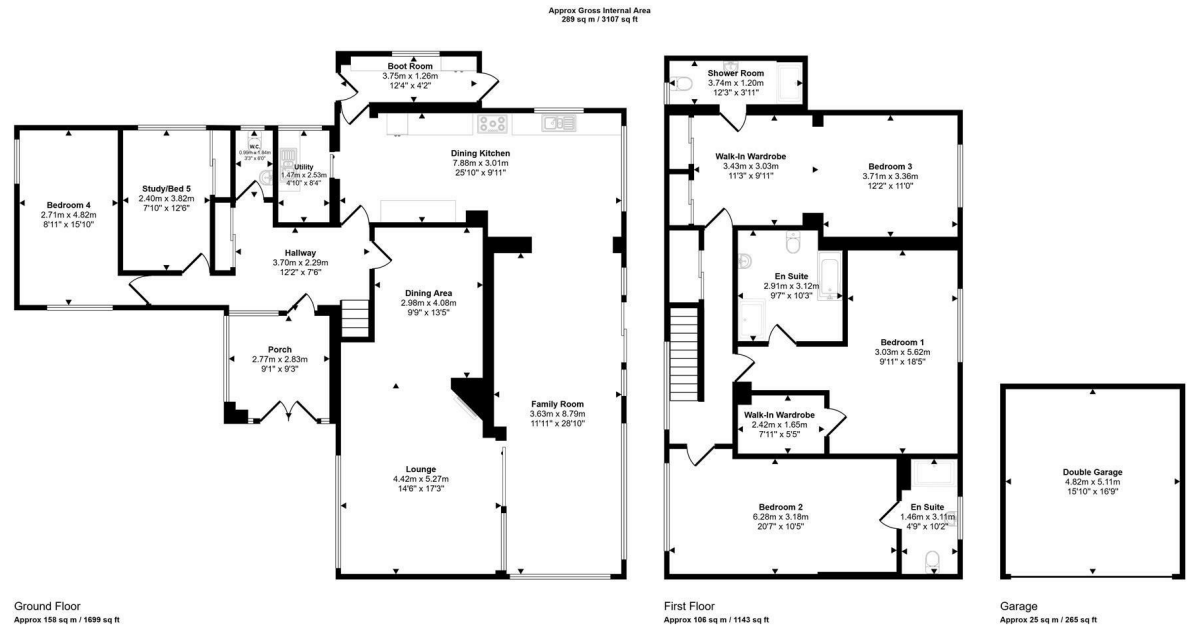
floor plans are for guidance only and should not be relied upon as statements of fact.

- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



'Set in a Much Sought After Address'





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