



Connells

Beaker Close
Smeeton Westerby Leicester



Property Description

Nestled within the charming and highly sought-after village of Smeeton Westerby, this well-presented four-bedroom detached home occupies a peaceful cul-de-sac position on the desirable Beakers Close. Offering off-street parking, a double garage, a substantial rear garden, and open views across rolling Leicestershire countryside, this property represents a rare opportunity to acquire a truly special family home.

The accommodation is arranged over two floors and is both spacious and versatile. On the ground floor, a generous dual-aspect living room provides an abundance of natural light and flows seamlessly into the dining room, making it ideal for both everyday living and entertaining. Additional ground-floor accommodation includes a well-appointed kitchen, utility room, and cloakroom with WC.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom.

Smeeton Westerby is well regarded for its scenic beauty, historic character, and extensive network of footpaths and bridleways—ideal for walking, cycling, and horse riding. The village is conveniently positioned for nearby Kibworth and Market Harborough, which provide an excellent range of amenities and highly regarded primary and secondary schooling, including Outstanding and Good-rated options, making this an especially popular location for families.

Entrance Hall

A warm and welcoming entrance hall sets the tone, providing access to the principal ground-floor rooms and cloakroom.

Cloakroom

Stylishly fitted with a WC and wall-mounted basin complemented by a mosaic splashback.

Living Room

A standout feature of the home, this light-filled dual-aspect living room boasts a charming bay window to the front and patio doors opening directly onto the rear garden—perfect for seamless indoor-outdoor living. A feature fireplace with living flame-effect fire creates a cosy and inviting focal point, while double doors to the dining room add flexibility for entertaining or family life.

Dining Room

Spacious and versatile, this room is ideal as a formal dining space, playroom, or home office. Featuring a glazed internal window and a door back to the entrance hall, it offers both character and practicality.

Dining Kitchen

Overlooking the garden, the kitchen forms the heart of the home. Fitted with an extensive range of wall and base units, marble-effect work surfaces, built-in oven, hob and extractor, and finished with tiled flooring and splashbacks. There is ample space for a family dining table—perfect for everyday meals or hosting guests.

Utility Room

A valuable addition to any family home, the utility room provides further storage, a Butler's sink, space for appliances, and direct access to the rear garden.

Upper Floor

Spacious landing with loft access.

Bedroom 1

A generous double bedroom positioned to the rear of the property, featuring built-in wardrobes and a well-appointed en-suite.

En-Suite

Fully tiled with an enclosed shower, WC, bidet, and vanity unit with marble-effect work surface.

Bedroom 2

A further double bedroom enjoying peaceful views over the rear garden.

Bedroom 3

A bright double bedroom located to the front of the property.

Bedroom 4

Another well-proportioned double bedroom, also to the front—ideal for guests, children, or home working.

Family Bathroom

Fully tiled and comprising a bath with shower over, WC, and pedestal wash basin.

Outside

The property is approached via a generous driveway, providing off-street parking for multiple vehicles and access to the double garage, which benefits from a convenient side door into the garden.

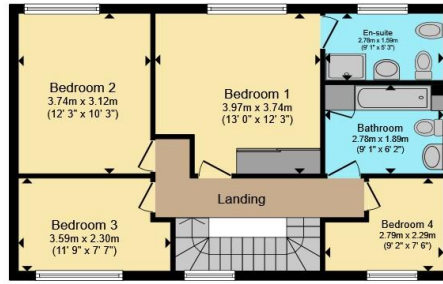
To the front is a good-sized lawned garden, while gated side access leads to the rear.

The rear garden is a true showstopper—beautifully bordered with mature trees and shrubs and backing directly onto open fields, creating a peaceful and picturesque backdrop. A spacious patio, accessed from the living room, offers the perfect setting for al fresco dining, entertaining, or simply enjoying the tranquil countryside views.

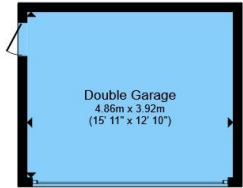




Ground Floor



First Floor



Garage

Total floor area 142.3 m² (1,532 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01858 465 921

E marketharborough@connells.co.uk

11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

EPC Rating: C Council Tax Band: C

view this property online connells.co.uk/Property/MKH308318

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKH308318 - 0006