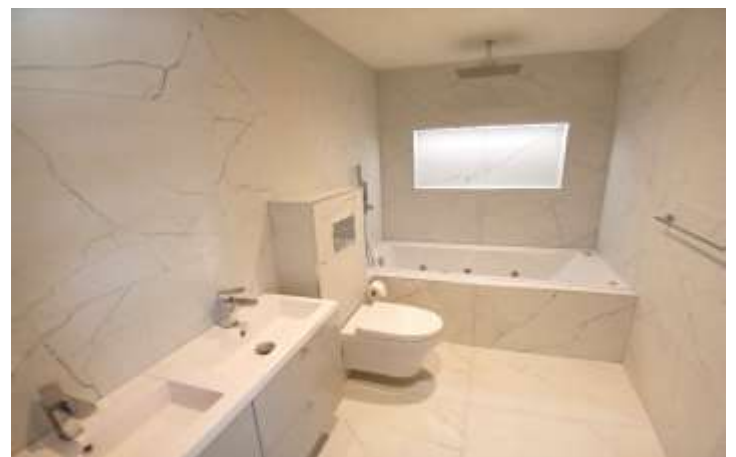


BARKBY LANE
Barkby, Leicester, LE2 7BB
Offers Over: £960,000



A stunning, four-bedroom, detached family home situated within the desirable area of Barkby, in a semi-rural location with peaceful, panoramic countryside views and easy access to local schooling, shops and transport links. This home boasts 2,583 sqft (240 sqm) of spacious living accommodation over two floors and benefits from underfloor heating throughout, double glazing and a modern and high quality fit out. A thoughtfully designed family home blending comfort and contemporary style, which is ready to move into.



Location

Kal Sangra ~ Shonki Brothers are delighted to offer for sale this superb, completely refurbished, detached, family home set in a tranquil location which offers beautiful scenic views.

The property is located within the sought-after area of Barkby and benefits from being in close proximity to an array of every day amenities such as Thurmaston Shopping Centre, Asda Superstore, Watermead Country Park, local schooling such as Roundhill Academy and Eastfield Primary School, making it an ideal choice for families. The area benefits from excellent road and transport links to provide easy access to neighbouring towns and city centres.

Description

A modern and luxury, 4 bedroom detached family home, perfectly positioned with panoramic countryside views. This magnificent home has been exceptionally designed and refurbished to provide spacious and practical living space that boasts light filled interiors and high-quality finishes, creating an ideal setting for contemporary living.

Upon entering the property, there is a large entrance hall with a floating LED staircase, two lounges which are perfect for entertaining and benefit from custom made media walls, a high specification and luxury fitted kitchen with integrated appliances, a large breakfast island and bifold doors that lead out to the rear garden, separate utility room which is equipped with appliances and additional storage space, boiler room, a further reception room/fifth bedroom and a modern and sleek, fitted bathroom with a spa flow jacuzzi bath.

The first floor offers four generously sized bedrooms, all with wardrobes and en-suite shower rooms finished to a high standard and complete with walk in rainfall showers, heated towel rails and high-quality fixtures. Two of the bedrooms benefit from balconies which offer a quiet spot to enjoy the scenic views.

Externally, a large gated driveway with car standing for 7 vehicles and a detached two storey outbuilding with garage space on the ground floor and office/studio space on the upper floor which is perfect for remote working, a home gym etc. To the rear of the property is a beautifully landscaped garden featuring a lawned area and a large patio area which is ideal for outdoor relaxation.

This property is ready to move into and is suitable for families.

Accommodation:

All measurements are approximate:

Entrance Hall – 26' 5" x 8' 3" (8.05m x 2.51m)

Double glazed door to front, LED – lit floating stairs to first floor with glass balustrade, underfloor heating, luxury vinyl flooring, pendant light fitting.

Lounge – 21' 9" x 11' 4" (6.62m x 3.45m)

Double glazed bay window to front, media wall, TV, new carpets, underfloor heating, spotlights, power points, pendant light fitting.

Living Room – 26' 1" x 11' 8" (7.94m x 3.55m)

Three pane bifold doors to rear, full-length double-glazed window to sides, media wall with flat screen TV, shelving and

storage cabinet, underfloor heating, luxury vinyl flooring, power points, spotlights, pendant light fitting, open to:

Kitchen – 12' 2" x 24' 11" (3.71m x 7.59m)

Four pane bifold doors opening out to the rear garden, a range of modern wall mounted units, base units with cupboards and drawers set beneath marble worktops, tall units with an integrated Bosch electric oven, microwave and plate heater, large island with a range of drawers, cupboards and a wine cupboard set beneath a marble worktop, five burner gas hob with incline glass smoke extractor fan, undermount stainless steel sink with mixer tap, integrated dishwasher and fridge freezer, underfloor heating, luxury vinyl flooring, power points, spotlights, two hanging pendant lights.

Reception Room/Bedroom Five – 14' 11" x 11' 8" (4.54m x 3.55m)

Double doors, double glazed window to front and side, underfloor heating, new carpet, power points, spotlights, pendant light fitting.

Utility Room – 15' 4" x 5' 4" (4.67m x 1.62m)

Double glazed window to side, wall mounted units, base units set beneath a marble worktop, tall unit, two washer dryers, undermount stainless steel sink with mixer tap, underfloor heating, luxury vinyl flooring, power points, pendant light fitting.

Boiler Room – 9' 4" x 5' 4" (2.84m x 1.62m)

Double glazed door to side, double glazed window to front, boiler.

Bathroom – 5' 10" x 11' 4" (1.78m x 3.45m)

Spa flow jacuzzi bath with rainfall shower head, twin vanity unit with wash hand basins and mixer taps, low level WC, heated towel rail.

First Floor Landing

Double glazed window to front, access to loft.

Master Bedroom – 15' 6" x 16' 9" (4.72m x 5.10m)

Double glazed French doors leading out onto a large balcony overlooking the rear garden, full-length double-glazed window to rear, fitted wardrobes with TV point, underfloor heating, new carpet, power points, spotlights, pendant light fitting.

En-suite One – 3' 8" x 11' 4" (1.12m x 3.45m)

Shower cubicle with rainfall shower head, vanity unit with wash hand basin and mixer tap, low level WC, LED illuminated mirror, heated towel rail, spotlights, tile splashback surrounds.

Balcony – 5' 1" x 19' 7" (1.55m x 5.96m)

With views out to the rear garden.

Bedroom Two – 20' 0" x 14' 6" (6.09m x 4.42m)

Double glazed French doors leading out onto a balcony overlooking the rear garden, underfloor heating, new carpet, power points, spotlights, pendant light fitting, walk in wardrobe.

En-suite Two – 4' 6" x 9' 3" (1.37m x 2.82m)

Double glazed window to side, shower cubicle with rainfall shower head, vanity unit with wash hand basin and mixer tap, low level WC, heated towel rail, spotlights, tile splashback surrounds.

Balcony – 5' 1" x 11' 8" (1.55m x 3.55m)

With views out to the re

Bedroom Three – 18' 2" x 11' 4" (5.53m x 3.45m)

Double glazed bay window to front, built in wardrobes, underfloor heating, new carpet, power points, spotlights, pendant light fitting, door to landing.

En-suite Three – 4' 0" x 11' 4" (1.22m x 3.45m)

Double glazed window, shower cubicle with rainfall shower head, vanity unit with wash hand basin and mixer tap, low level WC, heated towel rail, spotlights, tile splashback surrounds.

Bedroom Four – 14' 11" x 11' 8" (4.54m x 3.55m)

Double glazed window to front, wardrobe, underfloor heating, new carpet, power points, spotlights, pendant light fitting.

En-suite Four – 4' 7" x 6' 0" (1.40m x 1.83m)

Double glazed window to side, corner shower cubicle with rainfall shower head, vanity unit with wash hand basin and mixer tap, low level WC, heated towel rail, spotlights, tile splashback surrounds.

Outside

Externally, a large gated driveway with car standing for 6 – 8 vehicles and a detached two storey outbuilding with garage space on the ground floor and office/studio space above which is perfect for remote working, a home gym or guest accommodation. To the rear of the property, a beautifully landscaped garden featuring a lawned area and a large patio area which is ideal for outdoor relaxation and entertaining.

Tenure

Freehold.

EPC

Rating 83, Band B.

Council Tax

The property falls within Band F.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Charnwood Borough Council.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.