



# Senlac

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Set in a peaceful semi-rural position on the edge of the popular village of Old Leake, this extended and fully renovated detached dormer style home offers modern country living with plenty of space both inside and out. Enjoying open field views to the front and rear, the property sits on a generous plot and provides excellent versatility for families or those seeking a quieter lifestyle within easy reach of village amenities, including shops, eateries, and well-regarded primary and secondary schools.

The property was extended and totally renovated by the previous owner in 2021 and the accommodation has a flexible layout that includes two -four double bedrooms, with two to the first floor and two to the second. There is a bathroom and en-suite to the first floor, plus an additional shower room serving the ground floor rooms. Naturally, the design offers the option of utilising any of the rooms as a study, playroom or home office if preferred.

A generous and stylish open-plan dining kitchen with integrated appliances and a well-presented, light-filled living room with wood burner, that opens onto the rear garden and completes the modern interior.

Outside, a large gravel driveway with double five-bar gates provides ample off-road parking and turning space for multiple vehicles, and a double detached garage, making it ideal for anyone needing space for a caravan, motorhome, or similar.

Offered with no onward chain, this truly attractive and well-presented home combines modern comfort within a relaxed countryside setting.



**Entrance** – With uPVC door and glass side panel leading into the:

**Entrance Hall** – Having oak staircase to the first-floor accommodation, radiator, door to under-stairs storage cupboard and double doors to the airing cupboard with new hot water tank and LPG gas fired boiler. Attractive wall panelling adds interest and texture. Doors are arranged off to:

**Lounge 26'0 x 11'09 (7.92m x 3.38m)** – With uPVC window and uPVC French doors to the rear with blinds, two radiators and two ceiling light points. A contemporary wood burner has been fitted by the current owners.

**Dining Kitchen 21'0 x 13'7 (6.40m x 4.17m)** – Having uPVC windows to the front and side aspects, LED spotlights to the ceiling and a tiled floor. Extensive kitchen units comprise a range of work surfaces with soft close drawer and cupboard units at both base and eye level. An attractive, free-standing central island unit has a pendant light fitting over and provides additional worktop space as well as a breakfast bar. There is an inset ceramic sink with mixer tap over and integral appliances include electric hob with extractor fan over and a double electric fan oven, integral fridge-freezer and both integral dishwasher and washing machine.



**Ground Floor Bedroom / Snug 12'10 x 10'09 (3.68m x 3.32m)** With uPVC window to the front and a radiator.

**Ground Floor Bedroom / Study 10'0 x 9'10 (3.04m x 2.77m)** – With uPVC window to the side and a radiator.

**Ground Floor Shower Room** – With close coupled WC, pedestal wash basin and shower enclosure. Wall mounted towel rail and extractor fan.

**First Floor Landing** - Has a Velux style window and window seat, doors arranged off to:

**Bedroom 14'0 x 13'0 (4.26m x 3.96m)** - With uPVC window to the front, radiator and door to:

**En-Suite** shower room with tiled flooring, shower enclosure, close coupled WC and a wash basin with cupboard beneath.

**Bedroom 14'0 x 13'11 (4.26m x 3.99m)** – Having a uPVC window to the front and a radiator.

**Bathroom** – With window to the side, tiled floor and tiled panelling to walls. Comprising a four-piece suite of panel bath, double shower enclosure, wash basin with cupboards beneath and a WC. There is a towel rail.

**Outside** – A large five bar timber gate to the front of the property open up onto an extensive driveway with ample parking for many vehicles. It would be ideal for a buyer with larger vehicles, or a motorhome perhaps, which then leads to the:

**Double Garage** – Having double doors.

There is a lawned garden to the front, with established hedging and fencing to the boundaries. The rear garden is laid in the majority to lawn with a paved patio. Open fields extend to the front, side and rear of the property.

EPC Rating – F

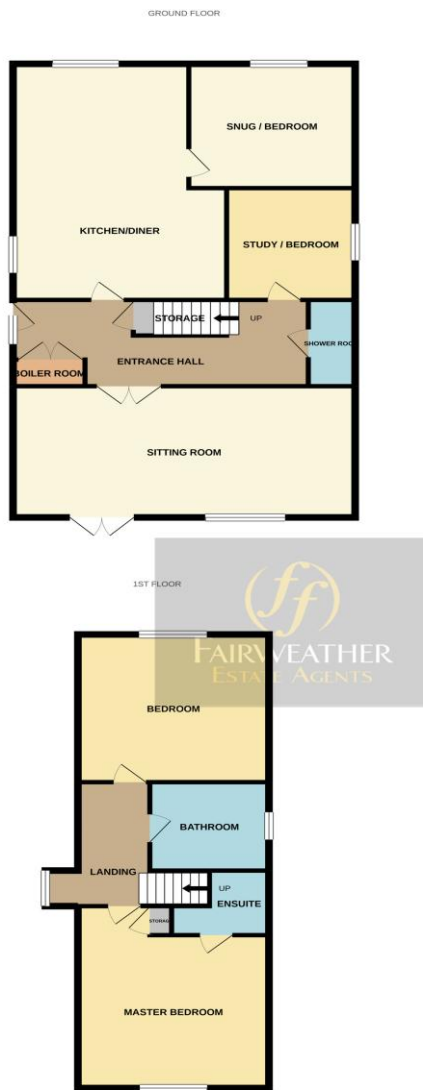
Heating – LPG Gas Fired with underground tank

Drainage – Septic Tank

Council Tax Band - A







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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