



The Croft

ARNESBY, LUTTERWORTH, LEICESTERSHIRE

JAMES
SELICKS

Tucked away on a peaceful lane near the heart of the village, this individually designed home offers over 1,769 ft² of versatile living space. Featuring a re-fitted kitchen and bathroom, two reception rooms, a study, and a conservatory, along with a double garage and beautifully landscaped low-maintenance gardens, it presents the perfect lock-up-and-leave retreat for downsizers seeking a country escape.

Individually designed detached home • Approx 1,769 ft² • Built as a four bed • Master suite with dressing room, (bedroom four) and ensuite • Refitted family bathroom • Sitting room, dining room and study • Conservatory • Refitted breakfast kitchen • Double garage and driveway • Landscaped, walled garden

Accommodation

A welcoming hall greets you on arrival through the canopied front door, with stairs rising ahead and a discreet guest cloakroom to the left. At the end of the hall lies the study, offering a peaceful setting for working from home. The sitting room is bright and spacious, centred around a striking stone feature fireplace that provides a warm focal point. Double doors open into the conservatory, where wrap-around views of the garden create a tranquil retreat.

Across the hall, the dining room offers flexibility of use, as a formal dining space, a snug, a playroom, or even a ground-floor bedroom. The refitted breakfast kitchen is appointed with an extensive range of sleek, contemporary units and premium integrated Siemens appliances, including a full-height fridge, double oven, induction hob with extractor, and separate freezer, complemented by a Neff dishwasher. The adjoining utility room provides additional storage, appliance space, and access to the passageway linking the house to the double garage, with stable-style doors opening to both the front and rear gardens.

Upstairs, a galleried landing leads to three generous double bedrooms. The master suite incorporates a dedicated dressing room, formerly a fourth bedroom, fitted with wardrobes and open to the bedroom itself. Its ensuite features a shower, WC, and wash hand basin. The family bathroom has been stylishly re-fitted with a contemporary suite including a freestanding bath, separate shower, WC, and vanity basin.

The double garage is fitted with twin remote-controlled electric doors and, in one corner, a staircase leading to a spacious studio that spans its full width ideal as a home office, gaming room, or guest bedroom.

Outside

A walled, block-paved front terrace with planted borders frames the central path to the canopied front door. To the side, a block-paved driveway provides off-road parking for two vehicles and leads to the double garage, while a timber five-bar gate in the corner offers access to the rear garden.

The walled rear garden has been thoughtfully landscaped for ease of maintenance, making it ideal as a lock-up-and-leave retreat, and is perfectly positioned to enjoy the sunny aspect. A paved dining terrace creates an inviting space for outdoor entertaining, complemented by additional gravelled terraces, sweeping paved pathways, rockeries, and colourful borders. A pebbled water feature sits in one corner, while a trellised archway opens onto a further paved terrace at the rear, alongside a lean-to covered storage area housing the oil tank.





Location

Arnesby is a thriving village, with a strong sense of community centred around the medieval Church of St. Peter and the well-regarded Arnesby Church of England Primary School, which offers excellent schooling with a good Ofsted rating. Secondary schooling is available in the nearby villages of Fleckney, Kibworth and Countesthorpe, together with excellent private schooling in Great Glen at Leicester Grammar and the Stonegate Schools.

The village offers many historic and listed buildings and is situated in some of the county's most attractive countryside. Leicester is situated some eight miles to the north with Wigston, Market Harborough and Lutterworth providing specialist shopping, leisure and recreational facilities.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Yes, situated Arnesby Conservation Area

Tax Band: E

Services: The property is offered to the market with all mains services and oil-fired central heating

Broadband delivered to the property: FTTC

Loft: Has lighting, ladders and is boarded

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No modifications to the property

Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is LE8 5UW, and house name The Croft.







The Croft, Oak Lane, Arnesby, LE8

Approximate Area = 1549 sq ft / 143.9 sq m

Limited Use Area(s) = 220 sq ft / 20.4 sq m

Garage = 413 sq ft / 38.3 sq m

Total = 2182 sq ft / 202.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for James Sellick Estate Agents. REF: 1344768.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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