

# CASTLE ESTATES

1982

**A STUNNING AND TRULY IMPRESSIVE FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH SEPARATE ANNEXE AND EXTENSIVE GARAGING STANDING ON APPROXIMATELY HALF AN ACRE PLOT SURROUNDED BY BEAUTIFUL COUNTRYSIDE**



## **GARDEN MANOR LEICESTER ROAD WOLVEY LE10 3HJ**

**No Onward Chain £795,000**

- Impressive Dining/Reception Room
- Separate Utility Room & Guest Cloakroom
- Master Bedroom With Balcony & Countryside Views
- Luxury Family Bathroom
- Extensive Parking & Garaging
- Superb Contemporary Fitted Dining Kitchen
- Spacious Dual Aspect Lounge
- Three Further Good Sized Bedrooms
- Separate Annexe With Bedroom & Separate W.C.
- Half An Acre Plot & Open Countryside Surrounding



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Nestled on the picturesque Leicester Road in Wolvey, this stunning detached house offers a delightful blend of style, comfort and countryside living. Set within approximately half an acre plot, the property is enveloped by stunning rural views as well as providing ample car parking and extensive garaging.

Upon entering, you are greeted by two spacious reception rooms, each offering a unique space for relaxation and entertainment. These versatile areas are perfect for family gatherings or quiet evenings in, allowing you to create the ideal atmosphere for any occasion. The heart of the home features a contemporary breakfast kitchen, which seamlessly connects to the living spaces, making it a wonderful hub for family life.

The property boasts four well-proportioned bedrooms, providing ample space for family members or guests, the master bedroom having a sizeable balcony overlooking the countryside.

Outside, the expansive grounds present a fantastic opportunity for outdoor activities, gardening, or simply enjoying the fresh air and beautiful surroundings. The countryside setting enhances the appeal of this home, making it a perfect retreat for those who appreciate nature and the outdoors.

This delightful property with its spacious interiors and stunning location, it is an ideal choice for families or anyone seeking a peaceful lifestyle in a beautiful setting. Do not miss the chance to make this wonderful home your own.

### **COUNCIL TAX BAND & TENURE**

Rugby Council - Band F

### **ENTRANCE HALL**

4'9 x 2'5 (1.45m x 0.74m)

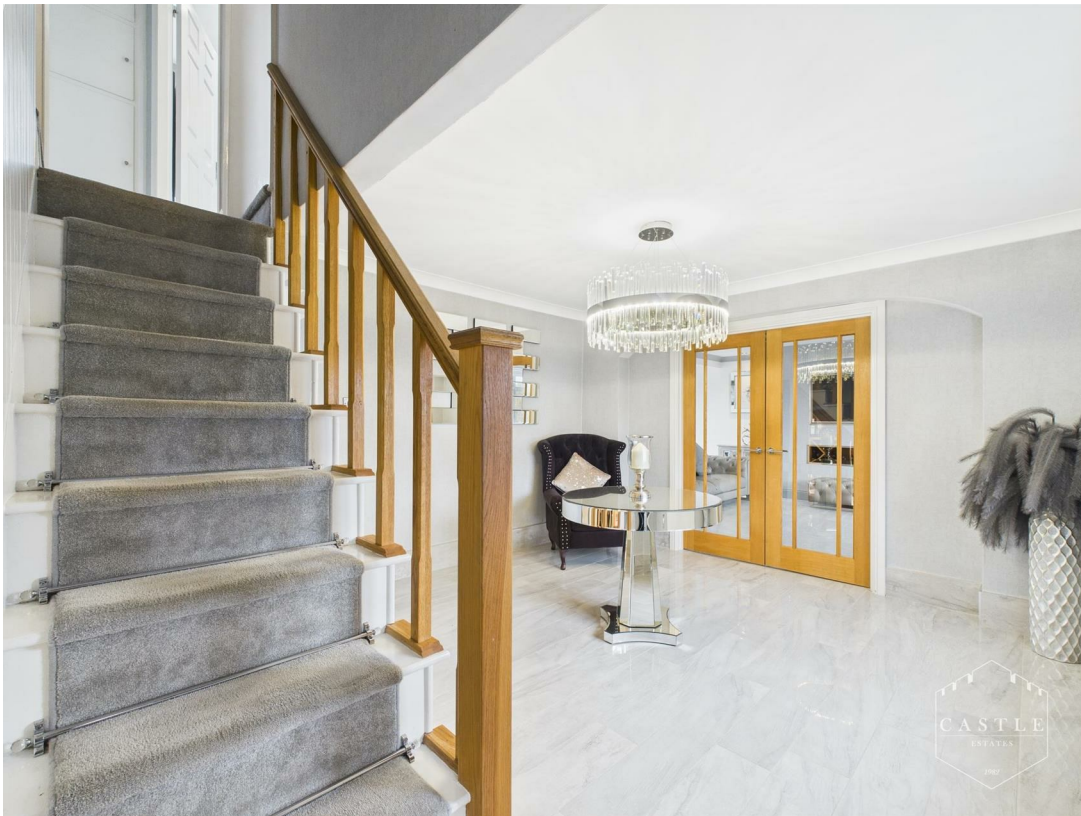
having feature arched wooden door to front and panelled walls to dado height. Opening through to Dining/Reception Room.

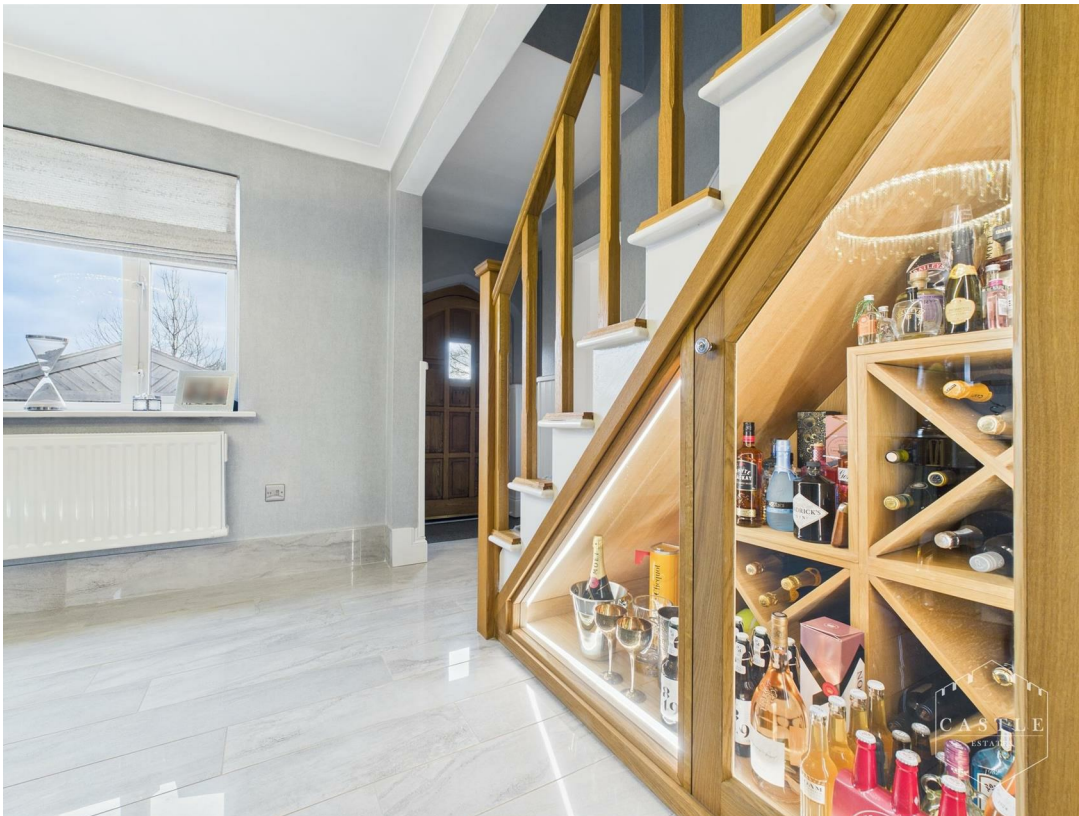
### **DINING/RECEPTION ROOM**

13'11 x 12'2 (4.24m x 3.71m)

having porcelain effect flooring, central heating radiator, coved ceiling and upvc double glazed window to front. Feature oak balustraded staircase to First Floor Landing with bespoke storage beneath. Double doors opening onto Lounge.







## LOUNGE

24'3 x 13'7 (7.39m x 4.14m)

having upvc double glazed window to front, feature inset fire with space for wall mounted tv over, coved ceiling, inset LED lighting, central heating radiator and upvc double glazed sliding door opening onto patio.





## BREAKFAST KITCHEN - DINING AREA

12'2 x 10'10 (3.71m x 3.30m)

having peninsular breakfast unit with seating and built in wine rack, porcelain effect flooring, two feature inset arches with wall light points, fireplace with log burning stove and wall mounted tv aerial point above, inset LED lighting, central heating radiator and upvc double glazed window to front. Opening through to Kitchen Area.





## BREAKFAST KITCHEN - KITCHEN AREA

19' x 8'2 (5.79m x 2.49m)

having an excellent range of contemporary gloss units with ample base units, drawers and wall cupboards, quartz work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, integrated fridge freezer, porcelain effect flooring, central heating radiator, inset LED lighting and upvc double glazed window to rear. Door to Rear Lobby.



**BREAKFAST KITCHEN - KITCHEN AREA**



**REAR LOBBY**

having half panelled walls to dado height and upvc double glazed door to Garden.

## GUEST CLOAKROOM

4'11 x 2'10 (1.50m x 0.86m)

having low level w.c., vanity unit with wash hand basin, inset LED lighting, fully tiled marble effect walls and flooring.



## UTILITY ROOM

10'4 x 5'11 (3.15m x 1.80m )

having an attractive range of matching units including base units and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, plumbing for washing machine, inset LED lighting and upvc double glazed window to rear.



## FIRST FLOOR LANDING

having access to the roof space, built in storage cupboards and wall light points.

## MASTER BEDROOM

13'10 x 11'7 (4.22m x 3.53m )

having range of fitted furniture including wardrobes, dressing table and display cabinet with inset lighting, central heating radiator and upvc double glazed window to front. Upvc double glazed French doors opening onto Balcony.





**BALCONY**

19'8 x 7'11 (5.99m x 2.41m)

having decking, outside lighting, glass panelled balustrade with chrome fittings.





**BEDROOM TWO**

12'1 x 10'1 (3.68m x 3.07m )

having range of fitted wardrobes, central heating radiator and upvc double glazed window to front.



**BEDROOM THREE**

10'4 x 8'1 (3.15m x 2.46m)

having built in cupboard, central heating radiator, access to the roof space and upvc double glazed window to rear.



**BEDROOM FOUR**

9 x 8 (2.74m x 2.44m)

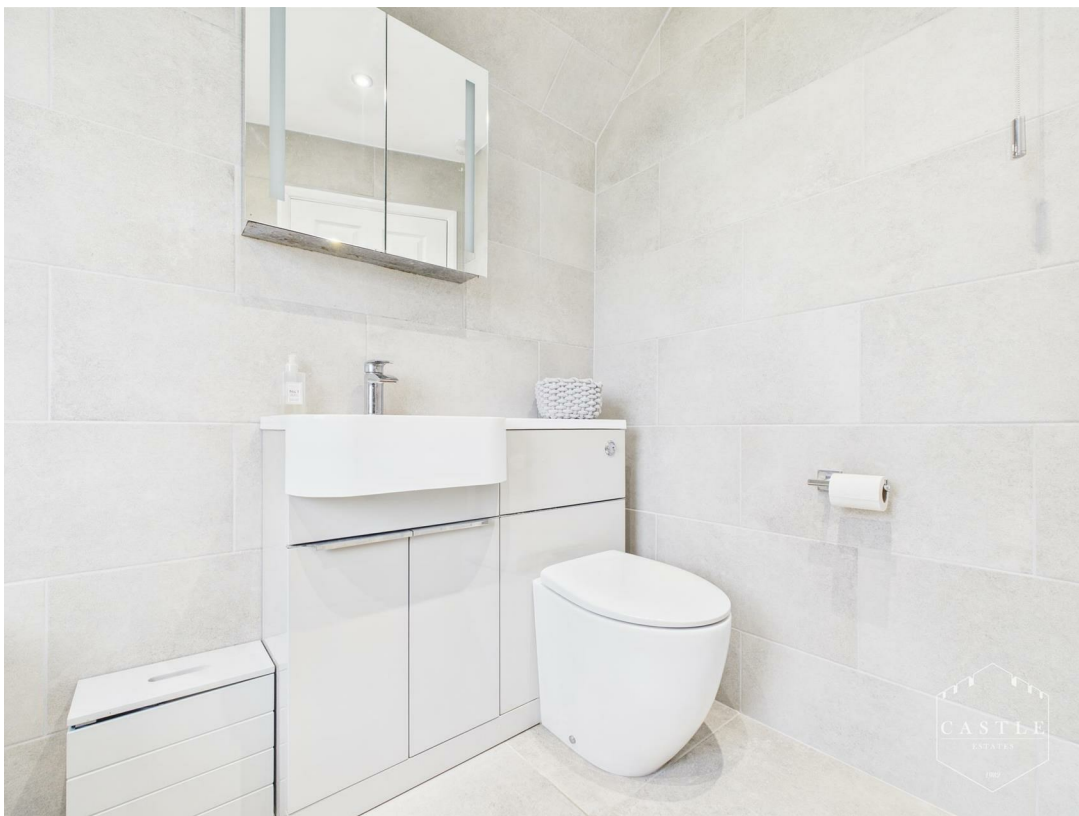
having range of fitted wardrobes, central heating radiator and upvc double glazed window to front.



**FAMILY BATHROOM**

7'11 x 5'7 (2.41m x 1.70m )

having luxury white suite including bath with curved glass screen and shower over, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, inset LED lighting, fully tiled walls and flooring and upvc double glazed window to rear.



**SEPARATE ANNEXE - ENTRANCE VESTBULE**

4'5 x 4 (1.35m x 1.22m )

having upvc double glazed front door and wood effect flooring.

**SEPARATE ANNEXE - W.C.**

having low level w.c., wash hand basin and wood effect flooring.

**SEPARATE ANNEXE - BEDROOM**

12'5 x 10'4 (3.78m x 3.15m )

having inset LED lighting and upvc double glazed window.



SEPARATE ANNEXE - BEDROOM



**OUTSIDE**

Walled front boundary with direct access through double wrought iron gates onto a sweeping long driveway. Pebbled parking area with feature water fountain. TRIPLE CAR PORT. Sizeable lawned foregarden with hedged boundary and mature trees. Pedestrian access to an enclosed patio area with walled boundary. Approximately half an acre plot with countryside surrounding.









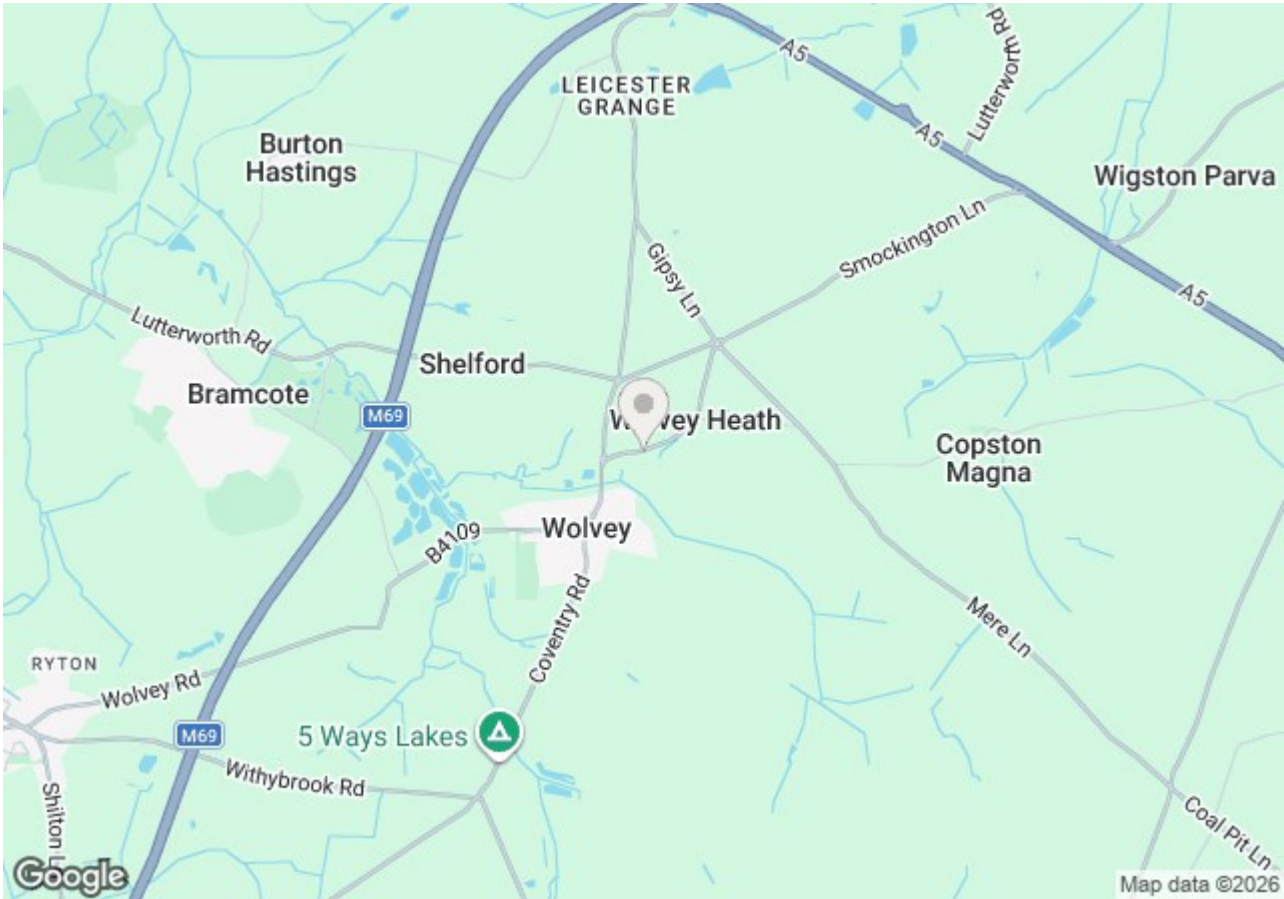


**Energy Efficiency Rating**

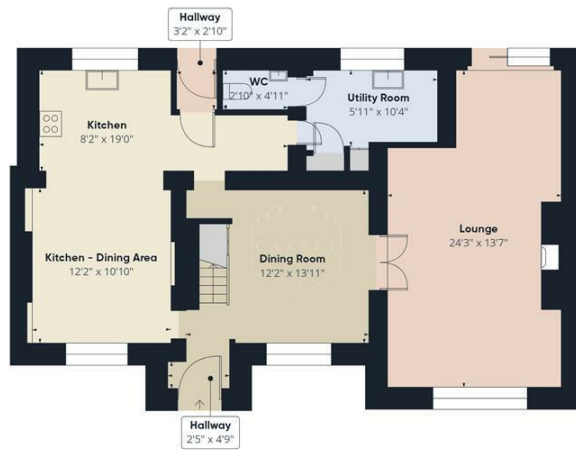
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

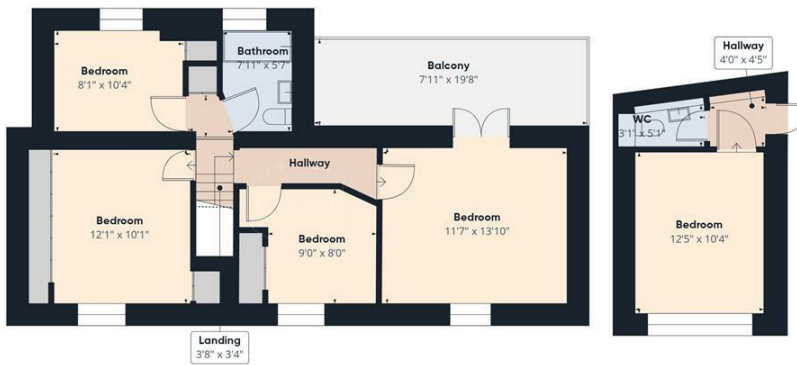
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		76	(55-68) <b>D</b>
(39-54) <b>E</b>	49		(39-54) <b>E</b>
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(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1586 ft<sup>2</sup>  
Balconies and terraces  
152 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

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 the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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