

FLOOR PLAN

- ### DIMENSIONS
- Entrance Hall**
12'9 x 5'8 (3.89m x 1.73m)
 - Living Room**
12'9 x 11'6 (3.89m x 3.51m)
 - Sitting Room**
12'10 x 11'6 (3.91m x 3.51m)
 - Dining Kitchen**
18'2 max x 20'10 max (5.54m max x 6.35m max)
 - Downstairs Shower Room**
6'3 x 7'6 (1.91m x 2.29m)
 - Utility Room**
8'3 x 4'0 (2.51m x 1.22m)
 - Lounge**
27'5 x 17'9 (8.36m x 5.41m)
 - Bedroom One**
18'6 max x 13'7 max (5.64m max x 4.14m max)
 - En Suite Bathroom**
8'9 x 13'7 (2.67m x 4.14m)
 - Bedroom Two**
13'1 x 12'1 (3.99m x 3.68m)
 - Bedroom Three**
13'1 x 12'1 (3.99m x 3.68m)
 - Bedroom Four**
11'2 max x 12'7 max to wardrobes (3.40m max x 3.84m max to wardrobes)
 - Bedroom Five**
12'9 max x 11'2 max (3.89m max x 3.40m max)
 - Bedroom Six**
9'10 x 5'10 (3.00m x 1.78m)
 - Family Bathroom**
9'9 x 6' (2.97m x 1.83m)
 - Garage**
35'6 x 10'9 (10.82m x 3.28m)
 - Summer House**
10'10 x 11'01 (3.30m x 3.38m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

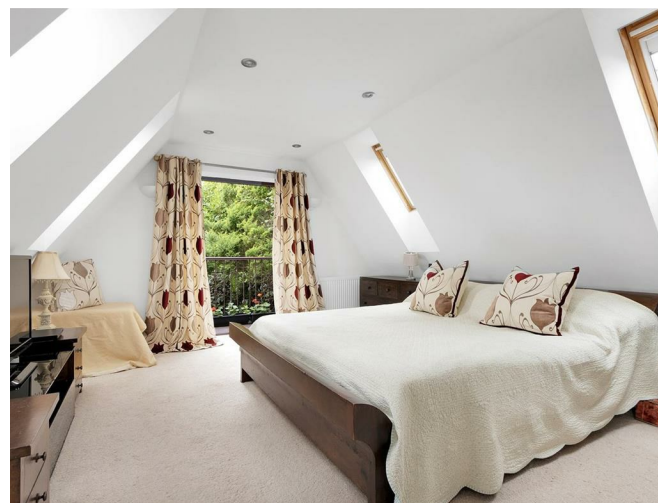
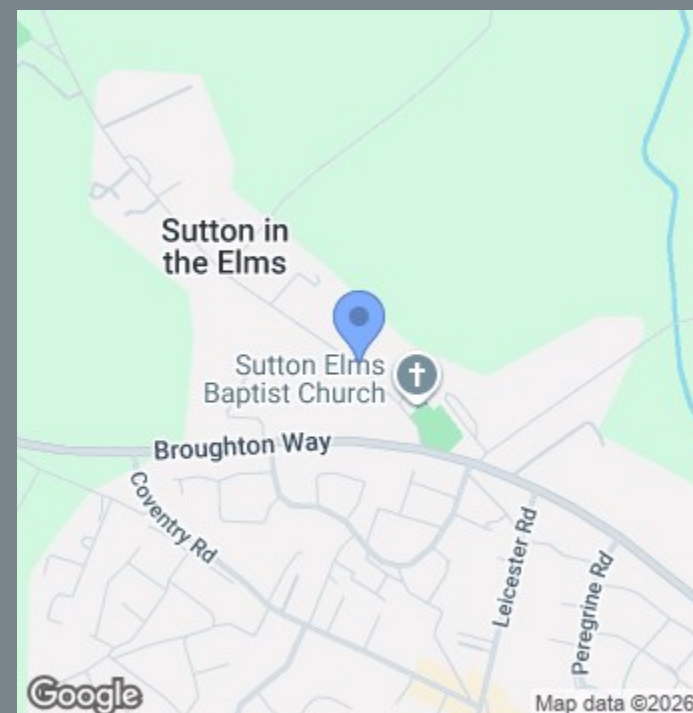
5 Sutton Lane, Sutton in the Elms, LE9 6QF
£850,000

OVERVIEW

- Stunning & Spacious Family Home
- Fabulous Village Location, Open Views To Rear
- Entrance Hall, Living Room & Sitting Room
- Loung, Dining Kitchen & Utility
- Six Bedrooms & Balcony To Primary
- Three well-appointed Bathrooms On First & Second Floor
- Spacious In-and-out Driveway
- Tandem Garage & Summer House
- Private, Well Established Garden
- EER - C, Freehold, Tax Band - F

LOCATION LOCATION....

Arguably one of the most sought-after South Leicestershire addresses, Sutton in the Elms is a picturesque lane surrounded by open countryside. Broughton Astley with its vast amenities including Primary Schools, Doctors Surgery, Pubs and Restaurants is just a short walk away. The nearby road network is particularly convenient with easy access to the M1 and A5 road links. There is a bus service to the City Centre as well as easy access to Brooke House Day School located in Cosby and catchment to highly regarded secondary schools. There are a wealth of recreational facilities nearby making this a lovely place to live.



THE INSIDE STORY

Nestled in the heart of a fabulous village, this truly impressive detached home offers generous living space, charming features, an enviable setting & open views to the rear. From the moment you step into the welcoming entrance hall, the sense of scale & elegance is clear. The living room is bathed in natural light from dual aspect windows, enhanced by a feature fireplace that creates a warm, inviting atmosphere. A separate sitting room also enjoys dual aspect views & its own character fireplace, making it an ideal retreat. The spacious dining kitchen is the heart of the home, a place where you can relax, entertain & spend time as a family with absolute ease, beautifully fitted with wooden shaker-style cabinets & black granite worktops & having French doors opening onto the garden, blending indoor & outdoor living. Practicality is well-considered with a downstairs shower room & a useful utility. The lounge at the rear is perfect for entertaining, boasting stylish bi folding doors that extend the living space out onto the garden. Upstairs, a striking galleried landing leads to five generous bedrooms & a modern family bathroom, providing comfort for all. The primary suite is accessed from the lounge and is a true sanctuary, complete with a private balcony giving views over the garden & a marble en suite bathroom. Outside, the property continues to impress. A drive in & out driveway provides ample parking, along with parking to each side of the house & access to a tandem garage. The extensive garden is a real highlight, being completely private & offering both lawn & patio areas, ideal for relaxation or entertaining, along with a charming summer house that completes this wonderful outdoor haven. This substantial home combines space, style & versatility, making it a perfect choice for families seeking both luxury & village life. Worth noting this home boasts accommodation of over 3,000 square feet (excluding the tandem garage)

