



Brake Cottage Peckleton Lane,
Leicester Forest West,
Leics, LE9 9QU



£775,000

GENERAL



Front

Electric wrought-iron gates open onto a large gravelled driveway providing parking for at least five vehicles. The lawned front garden is enclosed by stone walling, mature hedging and fencing, with two covered entrances leading into the house.

Entrance Hallway

A welcoming entrance hall with solid wood parquet flooring and a double-glazed entrance door from the covered porch. Glazed timber doors lead to the principal ground-floor accommodation.

Snug

A comfortable separate reception room featuring a solid-fuel-burning fire and windows to the front and rear. The rear bay window overlooks the garden and paddock, while understairs storage provides useful additional space.

Dining Room

The dining area provides ample room for a large table and benefits from decorative wall panelling.

Kitchen / Diner

Following significant remodelling, the kitchen, dining room and conservatory now form an impressive open-plan living space. The kitchen features white farmhouse-style units, black granite work surfaces, provision for a range-style cooker, an integrated dishwasher and a porcelain sink.

Conservatory

The light-filled conservatory enjoys panoramic garden and paddock views, an impressive glazed roof lantern and double doors opening outside.

Utility Room

Fitted with Shaker-style units and contrasting work surfaces, together with a larder cupboard, ceramic sink, integrated washing machine and space for an American-style fridge freezer. Two windows overlook the rear.

WC

Fitted with a concealed-cistern WC and washbasin set within a vanity unit, with a window providing natural light.

Landing & Study Area

The spacious landing opens into a generous study area, with windows overlooking both the front and rear. This flexible space is ideal for home working or a variety of alternative uses.

Bedroom One

This impressive bedroom enjoys windows to three aspects and panoramic countryside views. A decorative brick fireplace creates an attractive focal point, while double doors open onto a private balcony overlooking the garden and paddock. Further doors provide useful eaves storage.

Dressing Area

An open dressing area featuring two fitted wardrobes and a window overlooking the front.

Bedroom Two

A generous bedroom with windows to the front and rear, together with a range of fitted wardrobes.

Bedroom Three

A well-proportioned double bedroom overlooking the rear, with fitted Hammonds wardrobes and an integrated dressing table.

Bedroom Four

A comfortable bedroom overlooking the rear garden and paddock, with access to useful eaves storage.

En Suite

Fitted with a walk-in shower, WC and pedestal washbasin, complemented by fully tiled walls, Amtico-style flooring and a heated towel rail.

Family Shower Room

Fitted with a double-width shower enclosure, WC and washbasin set within a vanity unit, complemented by fully tiled walls and a heated towel rail.

Double Garage

The integral double garage measures approximately 17'2" x 17'11" and features an electrically operated door, lighting, power, fitted storage and internal access to the house.

Gardens & Land

REAR GARDEN

The open-plan living space opens onto an established rear garden with a lawn, mature borders and two paved seating areas overlooking the paddock. Further features include a timber summerhouse, wrought-iron gates and an outside water supply.

PADDOCK AND COPSE

A five-bar gate provides access to the paddock and established copse. A barn-style outbuilding offers potential for equestrian, storage or smallholding use, subject to any necessary consents.

Offer Procedure

Offer Procedure - If you are obtaining a mortgage on this property, one of our qualified mortgage consultants can contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Fox Country Properties Ltd are required to carry out checks to verify each parties identity and funding.

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- (3) The measurements indicated are supplied for guidance only and as such must

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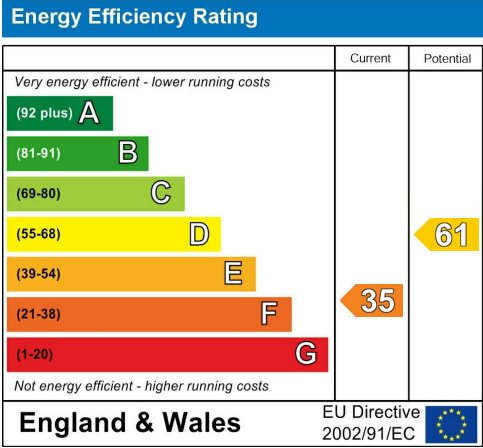
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Offer Procedure

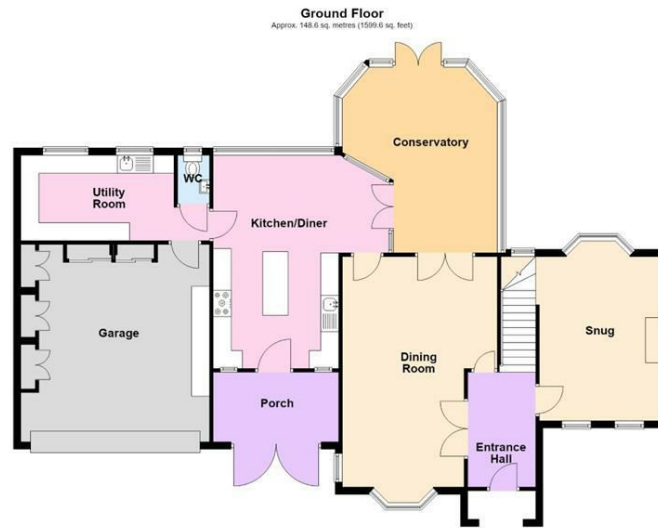
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Total area: approx. 258.7 sq. metres (2784.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Plans produced using PlanIt.



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