



**Connells**

Watling Street Farmhouse Smockington Lane  
Wolvey Hinckley

# Watling Street Farmhouse Smockington Lane Wolvey Hinckley LE10 3AY

for sale  
**£780,000**



## Property Description

Welcome to this stunning property located on Watling Street, Burbage. This detached house boasts ample space with two well-proportioned reception rooms with a billiards room, perfect for entertaining guests or simply relaxing with your family along with a large open plan kitchen with further utility and study rooms.

Four large double bedrooms to the first floor two with en suites and family bathroom provides the perfect space for all family members. The purpose-built home spa to the rear garden provides the perfect space to unwind with a sunken hot tub, sauna, gym and treatment area with a further cloakroom.

Situated in a prime location, this property provides easy access to local amenities, schools, and transport links to the A5, M69, M6, M1.

## Entrance Hall

A large Oak front door leads you into an open entrance hall with sash windows to side elevation, tile flooring, central heating radiators, alarm panel.

## Living Room

21' 9" x 13' 3" ( 6.63m x 4.04m )

With feature wood burning fireplace with oak beam above, media wall with fitted shelves and storage cupboards with wall mounted TV point, sash bay window to side elevation and french doors leading into rear courtyard garden, with carpet and central heating radiators, LED inset downlights.

## Kitchen Dining Room

36' 1" x 15' 7" ( 11.00m x 4.75m )

Large open plan kitchen dining space with tile

flooring, large kitchen island with quartz granite worktop, breakfast bar, integrated wine cooler and dishwasher, inset sink with zip instant boiling water tap. Shaker style units with Rangemaster cooker with tile splashback and extractor hood, inset Belfast sink with mixer tap, sash windows to the rear elevation, further integrated dishwasher and fitted microwave, space for American fridge freezer. LED inset downlights. To the dining area are Velux window skylights with sash window to front elevation and door leading to front courtyard, wall mounted TV point, central heating radiators.

## Billiards/Snug Room

13' 8" x 13' 4" ( 4.17m x 4.06m )

With solid wood flooring, sash bay window, two central heating radiators, wood burning fireplace, LED inset downlights.

## Utility Room

6' 4" x 5' 7" ( 1.93m x 1.70m )

With further base units and undercounter appliance space with plumbing for washing machine, stainless steel sink with mixer tap, central heating radiator.

## Laundry Room

10' 8" x 7' 1" ( 3.25m x 2.16m )

With carpet, central heating radiator, sash window to rear elevation, LED inset downlights.

## Cloakroom

5' x 3' 3" ( 1.52m x 0.99m )

With feature half tiling and tile flooring, W/C, pedestal wash basin, grey vertical radiator, sash window to side elevation. LED inset downlights.

## Landing

With feature wrought iron balustrade and carera marble staircase, feature wooden beam trusses, windows to front, side and rear elevation, tile flooring leading into further carpeted flooring, two loft access points, Large oversize A/C with water tank and shelving.

## Bedroom One

13' 9" x 13' 4" ( 4.19m x 4.06m )

With sash window to the front elevation, wall mounted TV point, carpeted, central heating radiator, LED inset downlights.

## En Suite

6' 2" x 10' 8" ( 1.88m x 3.25m )

With tile flooring, shower with tile enclosure, W/C, pedestal sink with tile splashback, two Velux window skylights, chrome heated towel rail, extractor fan, eaves storage.

## Bedroom Two

11' 4" x 10' 6" ( 3.45m x 3.20m )

With fitted built in wardrobes, central heating radiator, sash window to rear elevation, wall mounted tv point, feature wooden beam.

## En Suite

10' 9" x 5' 8" ( 3.28m x 1.73m )

With tile flooring, fitted bath with tile enclosure and shower over, W/C and fitted sink, with feature tiling and shelf, sash window to rear elevation,

## Bedroom Three

15' 4" x 13' 3" ( 4.67m x 4.04m )

Having fitted wardrobes with dressing table with feature downlighting, two central heating radiators, sash windows to both side elevations, carpeted, wall mounted TV point, LED inset downlights.

## Bedroom Four

8' 11" x 8' 9" ( 2.72m x 2.67m )

With fitted sliding door wardrobe, carpeted, sash window to rear elevation, central heating radiators.

## Family Bathroom

9' 1" x 5' 5" ( 2.77m x 1.65m )

With steps leading upto shower cubicle with tile enclosure, chrome heated towel rail, tile flooring, pedestal sink, fitted bath with shower over, sash window to rear elevation, LED inset downlights.

## Outside

With access via electric double gates to front leading to a shared driveway for the property and offices with ample off-road parking. Gated access to front courtyard area leading to kitchen and rear utility area. Block paved rear courtyard with log store. An enclosed rear garden with lawn, mature borders and fenced boundaries with timber shed. Further gated access to a lawned side garden with mature borders, trees and walled boundaries with large storage shed.

## Garage

26' 8" x 22' 2" ( 8.13m x 6.76m )

Four car garage with electric roller garage door, downlights, cloakroom with W/C and wash hand basin, electric car charger, hall area leading to upstairs office space.

## Garage Office

30' 1" x 16' 3" ( 9.17m x 4.95m )

With carpet, LED inset downlights, three Velux skylights.

## Home Spa

With UPVC bi-fold doors to front elevation and UPVC side door, home spa with sunken 32-amp 8-person hot tub with granite tile surround and LED lighting, electric sauna, gym area with walk in shower, downstairs cloakroom with W/C and wash hand basin with electric radiator, tile flooring throughout, exposed oak beams and trusses, further treatment area with boarded loft space.





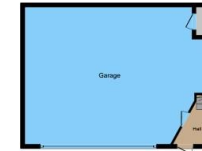




**Ground Floor**



**First Floor**



**Garage Ground Floor**



**Garage First Floor**



**Outbuilding**

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EPC Rating: D Council Tax  
Band: G

Tenure: Freehold

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