

Windy Ridge

LOWESBY, LEICESTERSHIRE



JAMES
SELICKS

View to the front



Set within a picturesque setting and enjoying far-reaching countryside views, this beautifully presented home blends character and practicality with ease. From the moment you step into the striking vaulted entrance porch with exposed beams, the tone is set for a home that is both welcoming and thoughtfully arranged. Light-filled interiors, generous proportions and seamless connections to the surrounding landscape creates an idyllic family home.

Vaulted entrance porch with exposed beams, seating and tiled floor • Hallway with stairs and useful under-stairs storage • Spacious dining hall with tiled flooring • Well-equipped kitchen with granite worktops and side access • Bright reception room overlooking the garden • Cosy sitting room with log burner and front aspect • Ground floor shower room with three-piece suite • Three bedrooms with built-in storage and countryside or front views • Stylish family shower room with double rainfall shower • Large gardens, ample parking and open countryside views

Accommodation

The accommodation unfolds with a sense of space and light, beginning in the impressive entrance porch where exposed beams and a vaulted ceiling create an immediate feeling of character and warmth.

A welcoming hallway leads through to a generous dining hall with tiled flooring, offering a central hub for both family life and entertaining. The kitchen is thoughtfully arranged with a comprehensive range of eye and base level units, drawers and granite worktops, complemented by a door and window to the side elevation. The second reception room (currently set up as a bedroom) enjoys a delightful outlook over the garden through two windows, while the separate sitting room provides a cosy retreat with views to the front and the comforting focal point of a cast-iron log burner. A ground floor shower room with a three-piece suite adds practicality.

Outside

Upstairs, the landing is brightened by a front-facing window and includes an airing cupboard. Bedroom one and bedroom two both enjoy peaceful rear aspects with far-reaching countryside views and benefit from built-in wardrobes. Bedroom three overlooks the front and includes its own storage cupboard. The family shower room is beautifully finished with a double shower cubicle featuring both rainfall and handheld showerheads, alongside a wash hand basin, WC, heated towel rail and panelled walls, creating a fresh and contemporary feel in keeping with the home's overall presentation.

Location

The picturesque hamlet of Lowesby is just 13 miles northeast of Leicester, 11 miles west of Oakham and 14 miles north of Market Harborough and is surrounded by beautiful rolling countryside. Tilton on the Hill is just two miles distant, with a wider range of facilities. Private schooling is at nearby Oakham, Uppingham and Rutland, and mainline rail access to London available from Leicester, Market Harborough and Oakham.





Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed. Estimated to have been in the 1930s or 40s.

Conservation Area: Yes, Lowesby Conservation Area

Tax Band: C

Services: The property is offered to the market with all mains services and electric heating with HIVE smart thermostat.

Meters: Electric smart meter

Loft: Boarded, insulated, has ladders and lit

Broadband delivered to the property: Independent Broadband Provider (speed 168 mbps)

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling

Planning issues: None our clients are aware of

Satnav Information

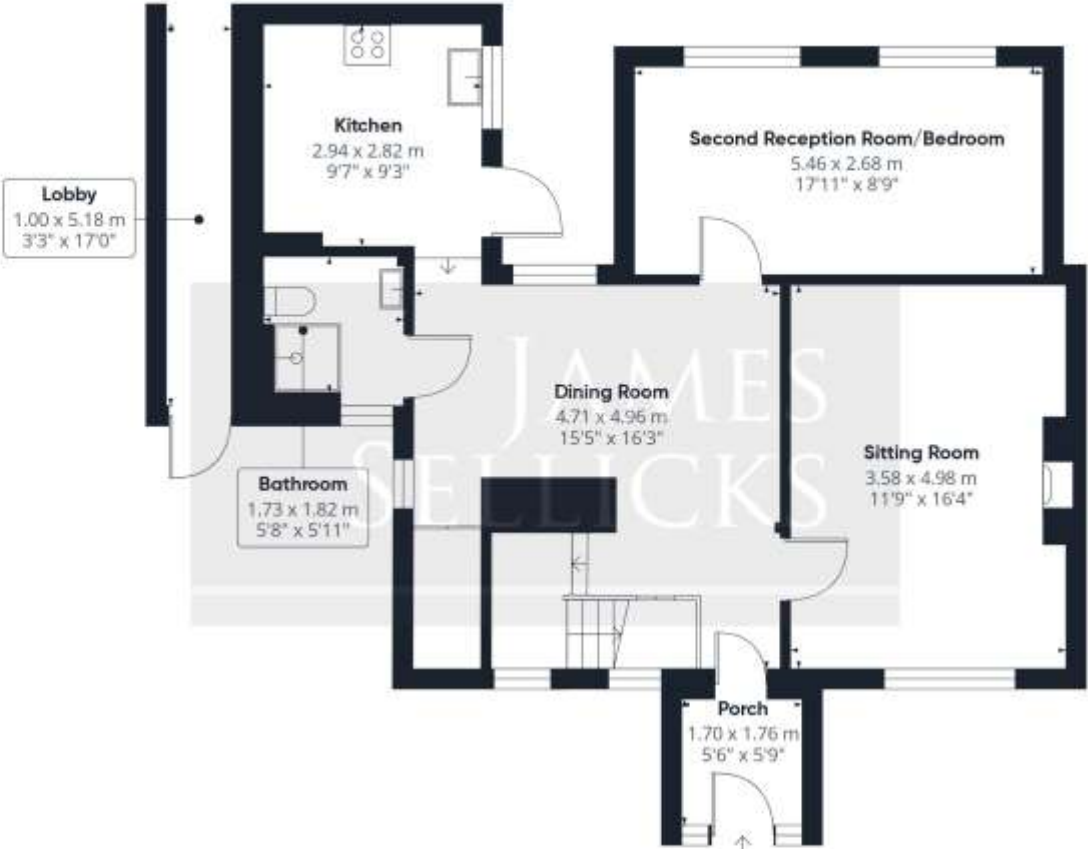
The property's postcode is LE7 9DD and house name Windy Ridge.

What3Words

joked.onion.raves







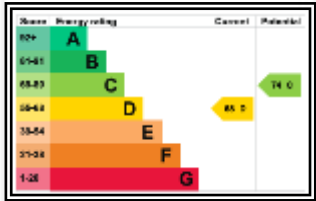
Floor 1



Floor 2



Approximate total area⁽¹⁾
 111.1 m²
 1194 ft²



(1) Excluding balconies and terraces

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



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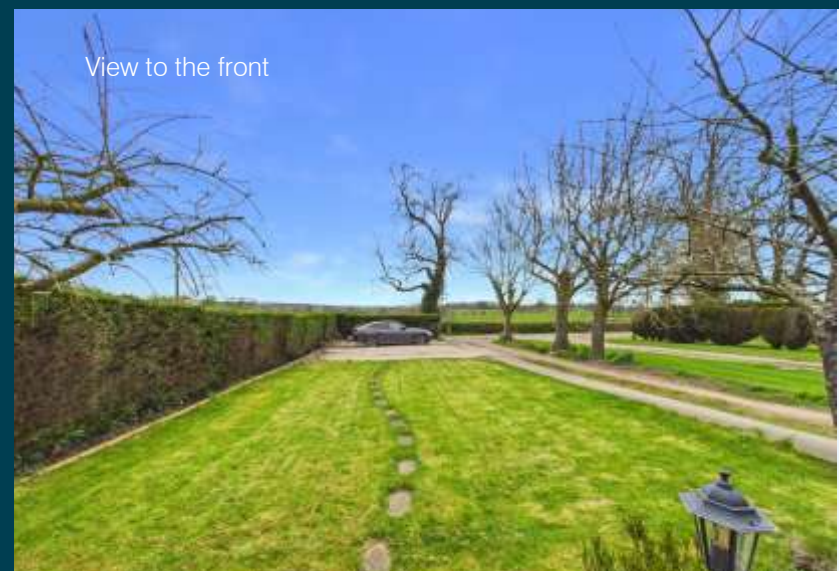
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Measures and Other Information

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.



View to the front