Chestnut Rise, 57 Peckleton Lane,
Desford,
Leics, LE9 9JU

GENERAL

Chestnut Rise is an impressive family home situated on the edge of Desford, occupying an exceptional plot with beautifully manicured gardens. The property offers a number of unique features, including two double garages and a separate home office/studio above one of the garages.

The accommodation briefly comprises a sitting room, snug with part-vaulted ceiling and a spacious living kitchen overlooking the gardens. There are five bedrooms arranged over two floors, with the principal bedroom benefiting from a luxurious en-suite. There is also a family bathroom and a further shower room on the second floor.

Outside, the front of the property provides a double garage with a large studio above, offering excellent potential for a home office, gym, hobbies room or a variety of other uses. A second double garage and additional off-road parking are located to the rear of the garden, with convenient access via a side road.

A further impressive feature is the extensive array of 39 solar panels, which generate a significant income through the property's energy generation.

LOCATION
Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a Primary School, Nursery, Doctors' Surgery, Dentist and various sports clubs. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth home to the Dixie Grammar School lies to the West.

THE HOUSE
The accommodation is arranged over three floors as follows. Front door opening into entrance hall.

ENTRANCE HALL
With tiled floor, central heating radiator and door to reception hall.

RECEPTION HALL
A magnificent introduction to the house with stairs rising to the first floor, a timber boarded floor and coving to the ceiling. Central heating radiator.

CLOAKROOM
Low flush lavatory and wash hand basin.

SITTING ROOM
21'2" x 11'6"
A lovely light room with sliding patio doors opening onto the garden. There is a stone fire surround with electric coal effect fire. Central heating radiator.

SNUG
19'6" x 10'10"
The family room is a really lovely second living space which has a part vaulted ceiling with roof light. Central heating radiator. (Second measurement reduces to 7'4").

LIVING KITCHEN
20'10" x 14'7"
A lovely room which is very much the heart of the house and has French doors opening onto the garden. The kitchen area is fitted with an extensive range of base and wall units with a breakfast bar. A generous range of integrated appliances include a double oven, together with a further single oven, a five ring gas hob with extractor over, a fridge/freezer, dishwasher and washing machine. There is an inset one and a half bowl sink and drainer unit, inset ceiling spotlights and tiled finish to the floor.

ON THE FIRST FLOOR
Stairs rise from the reception hall to the first floor landing.

FIRST FLOOR LANDING
Opening off the landing are doors to the bedrooms. A further flight of stairs rises to the second floor.

MASTER BEDROOM
19'6 max 15' min x 11'2"
A beautiful room with sliding door opening onto a 'Juliette' balcony overlooking the garden. Central heating radiator.

EN-SUITE
Double sized shower enclosure, wash hand basin set on vanity cupboard and low flush lavatory. Tiling to the floor and walls. Central heating radiator.

BEDROOM TWO
11'9" x 9'2"
Overlooking the garden. Central heating radiator.

BEDROOM THREE
11'8" x 8'8"
A good sized double bedroom. Central heating radiator.

BEDROOM FOUR
9'6" x 6'2"
Overlooking the garden. Central heating radiator.

BATHROOM
A luxurious bathroom with contemporary bath, large walk in shower enclosure, floating wash hand basin, low flush lavatory and ladder style towel rail. There is tiling to the floor and walls.

ON THE SECOND FLOOR
Stairs rise from the first floor landing to the second floor landing.

SECOND FLOOR LANDING
Opening off the landing is bedroom five and the shower room.

BEDROOM FIVE
20'10" max x 11'1"
A wonderful double bedroom. Central heating radiator. (second measurement is 6'10" to 5' eaves height).

SHOWER ROOM
There is a shower enclosure, wash hand basin set on vanity unit, low flush lavatory and ladder style towel rail.

OUTSIDE
To the front of the house, a drive with lawn to the side leads to the main double garage (1). A flight of steps leads up to the front door.

DOUBLE GARAGE 1
20' x 20'2"
With an electric roller shutter door (measurements include stairs). Over the garage is the studio.

HOME OFFICE / GAMES ROOM
19'3" x 12'6" min 19'8 max
A superb and flexible space with a potential of uses such as a home office, games room or teenager retreat. Velux windows and heater.

DOUBLE GARAGE 2
19'4" x 18'7"
The second double garage has two up and and over doors and is accessed via a side road leading to the rear of the property, inside the garage the owners have put in eaves storage for extra storage space. There is also space for off road parking in front of the garage.

THE GARDENS
The rear garden is beautifully landscaped with a terrace directly adjoining the house and steps up to the main lawn. To one side of the garden there is a a further terrace, which is a real sun trap and a perfect spot for outdoor dining. There are some lovely flower and herbaceous borders providing dramatic colour throughout the summer. A path leads up the garden to a gate, which opens onto a shared drive where the second double garage is sited.

COUNCIL TAX BAND
Hinckley & Bosworth Council Tax Band. F.

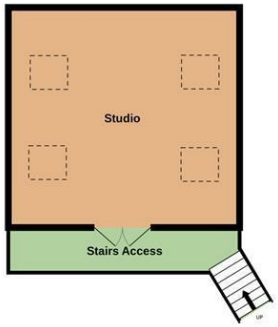
First Readers
ABC

Ground Floor

1st Floor

2nd Floor

Studio Above Garage



Garage

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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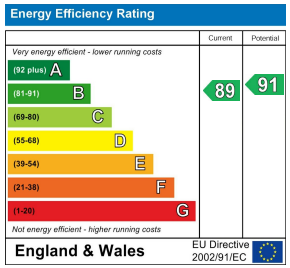

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