



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"The Willows"

Built by the current owners and immaculately presented throughout, this thoughtfully designed family home offers underfloor heating throughout the entire ground floor, oak internal doors and three generous double bedrooms, all benefitting from en-suite facilities. The property also offers a versatile study/dressing room which could serve as a potential fourth bedroom, ideal for flexible modern family living.



The Willows
Hallaton Road
Tugby
LE7 9WB





Situated within the highly sought-after village of Tugby, the property enjoys the perfect balance of rural living whilst remaining conveniently positioned just 13 miles from Leicester, 12 miles from Market Harborough and 7 miles from Uppingham. The village itself benefits from a traditional public house, village hall, primary school and neighbouring café, whilst both Uppingham School and Leicester Grammar School are located on the school pick-up route.

Surrounded by rolling Leicestershire countryside, the setting offers an idyllic village lifestyle.

Entrance is gained via a composite oak veneered front door leading into a useful porch area, which opens into the welcoming entrance hall. Attractive tiled flooring creates a stylish first impression and continues seamlessly through into the impressive kitchen/dining room, enhancing the sense of space and flow throughout the ground floor accommodation.

Well-proportioned living room with a large window to the front elevation allowing an abundance of natural light to flood the room. This inviting reception space offers a warm and comfortable feel with a traditional-style black log burner effect stove (available via separate negotiation) creating an attractive focal point.

The open-plan kitchen/dining room is thoughtfully designed with both entertaining and modern family living in mind. This bright and contemporary space enjoys an excellent indoor-outdoor connection with double glazed bi-folding doors spanning the rear elevation, flooding the room with natural light and opening directly onto the porcelain paved patio.

The kitchen boasts a range of handleless eye and base level units complemented by high-quality square edged marble worktops and an under mounted sink. Integrated Bosch appliances include an induction hob, eye-level oven with combination microwave oven above, dishwasher and fridge/freezer. The generous dining area provides ample space for a large table and chairs.

Thoughtfully designed utility room with additional eye and base level storage, space and plumbing for a washing machine and tumble dryer, and access through to the guest WC.

Bedroom three is conveniently located on the ground floor and enjoys a pleasant front aspect, making an ideal guest suite. The room benefits from its own en-suite shower room comprising a fully enclosed tiled shower, vanity enclosed wash hand basin, low level WC and chrome heated towel rail.

Stairs rise to the first-floor landing which also provides access to the fully boarded loft space.

The first floor offers two further generous double bedrooms alongside the versatile study/dressing room which could serve as a potential fourth bedroom, nursery or walk-in wardrobe.

The impressive main bedroom benefits from a large window to the front elevation allowing excellent natural light into the room and enjoys access to a beautifully appointed en-suite bathroom. The en-suite comprises a charming freestanding bath with handheld shower attachment, vanity enclosed wash hand basin, low level WC, chrome heated towel rail and attractive vinyl flooring.

Bedroom two is another generously sized double bedroom positioned to the front elevation and benefits from its own modern en-suite shower room featuring a large fully enclosed corner shower, vanity enclosed wash hand basin, low level WC, chrome heated towel rail and attractive vinyl flooring.

A door from bedroom two leads through to the versatile additional room, currently utilised as a study. This flexible space also benefits from independent access from the landing, creating the ideal nursery, dressing room or occasional fourth bedroom.

The property is set back behind secure timber gates opening onto a spacious block paved driveway providing ample off-road parking for multiple vehicles.

To the rear, the property boasts a beautifully landscaped and low-maintenance garden, designed for year-round enjoyment and outdoor entertaining. A generous porcelain paved patio provides an ideal seating and dining area and leads onto a neat artificial lawn with a coordinating paved pathway. A raised gravelled section retained by timber sleeper borders creates an additional seating area.

Fully enclosed by high-quality timber fencing, the garden enjoys an excellent degree of privacy and a secure timber gate leads to the front of the property. Further benefits include external power sockets, a cold outside tap and hot water outside tap.

The garden also benefits from a fantastic garden room fitted with power, lighting and double doors, offering an excellent opportunity for a home office, gym or studio space.

The property is equipped with an air source heat pump system, installed under a seven-year government incentive scheme. The current owners receive an average annual payment of approximately £800, with approximately two years remaining on the scheme. The benefit of the remaining payments will be transferred to the new owner upon completion.



Living Room
5.59m x 3.33m (18'4" x 10'11")

Kitchen/Dining Room
6.6m x 4.32m (21'8" x 14'2") max

Utility
2.16m x 1.65m (7'1" x 5'5") into
cupboards

WC
2.16m x 0.81m (7'1" x 2'8")

Bedroom Three
3.33m x 2.79m (10'11" x 9'2")

En Suite Three
3.3m x 0.94m (10'10" x 3'1")

Main Bedroom
4.52m x 3.33m (14'10" x 10'11")

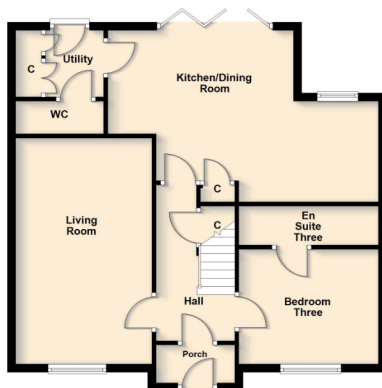
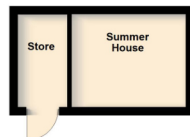
En Suite One
3.3m x 1.88m (10'10" x 6'2")

Bedroom Two
4.57m x 3.33m (15'0" x 10'11") max

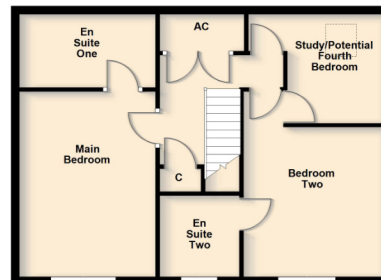
En Suite Two
1.98m x 1.96m (6'6" x 6'5")

Study/Potential Bedroom Four
3.33m x 2.77m (10'11" x 9'1") max

Ground Floor



First Floor



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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