



The Gable Hill Farm Close,  
Botcheston,  
Leics, LE9 9FH



£395,000

### GENERAL

The Gables is a stylish contemporary barn conversion in a lovely country location with wonderful southerly views. The Barn is set well back from the road on an exclusive gated development of similar high quality properties. Particular attention has been paid to the design and specification with external finishes including a mix of red brick, natural stone and rendered elevations. The beautifully planned accommodation briefly includes a large reception hall with study area, zoned open plan living kitchen with vaulted ceiling, three bedrooms with an en-suite and family bathroom.

The property is designed to be energy efficient with a Vaillant air source heat pump with underfloor heating creating a cosy environment. There is also internorm triple glazed windows.

### LOCATION

The house is located just outside the West Leicestershire village of Botcheston. There is a public house in the village and more comprehensive amenities in the nearby villages of Kirby Muxloe and Desford. Botcheston is well located for access to the motorway network and is also close to Fosse Park for shopping.



### THE BARN

The accommodation is arranged as follows. Front door opens into the Reception Hall.

### RECEPTION HALL

An impressive introduction to the barn. The reception is a really good size and is used by the current owner as a study area.

### LIVING KITCHEN

18'4" x 15'4" max

A spectacular open plan zoned living area. The kitchen area is fitted with a generous range of fashionable base and wall cabinets with quartz work surfaces and integrated appliances including a double oven, induction hob, fridge freezer and dishwasher. Bi fold doors open from the living area into the garden and there is a large media wall.

### PLANT ROOM

Housing the boiler and under floor heating manifolds.

### MASTER BEDROOM

15'6" x 11'3"

A charming room with a high ceiling giving a real feeling of space.

### EN-SUITE

A stylish en suite with fashionable matt black fittings. There is a shower enclosure with rainfall and hand held shower attachments, floating wash hand basin and double flush lavatory. Electric shaving point and ladder style towel rail.

### BEDROOM TWO

12'7" x 12'2"

A good sized double bedroom.

### BEDROOM THREE

9'9" x 9'6"

A charming small double bedroom.

### BATHROOM

A contemporary bathroom with a panelled bath, shower enclosure with rainfall and hand held shower attachments, ladder style towel rail and low flush lavatory.

### OUTSIDE

The Gable is approached down a long shared drive leading to a stoned parking area

### IMPORTANT NOTE

The purchaser will have a right of way down the shared drive and be responsible for contributing towards the maintenance.

### THE GARDEN

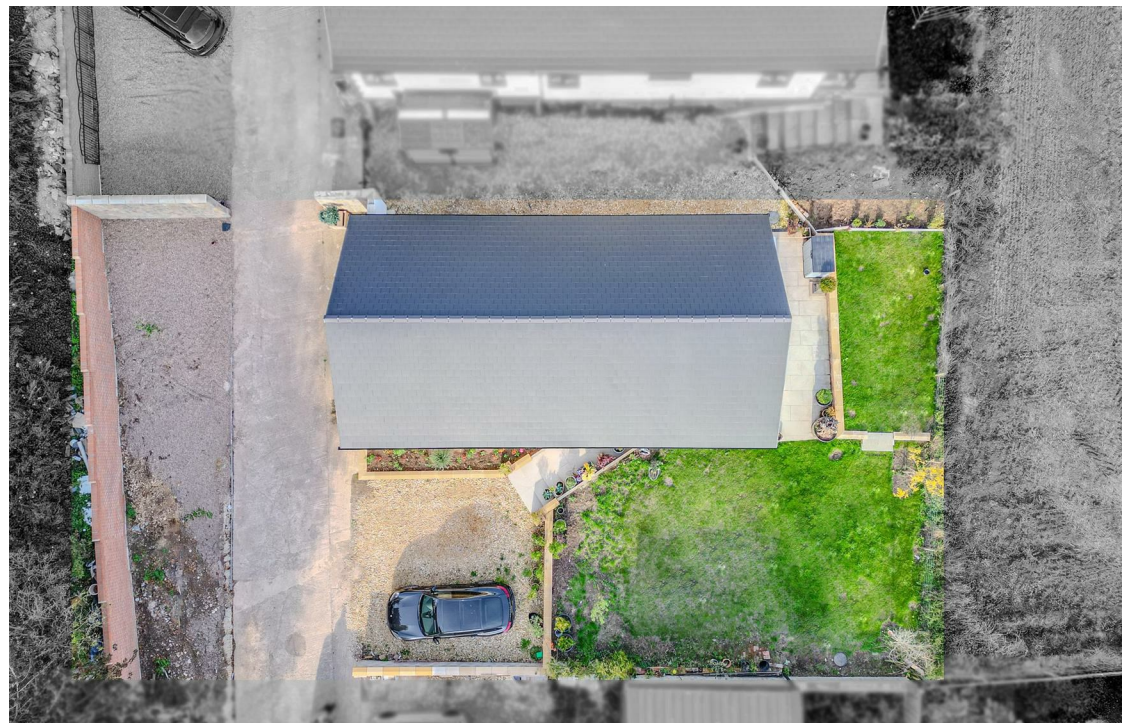
There is a lawned garden that wraps around the barn with a terrace which is accessed via the bifold doors from the living kitchen.

### COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band F.

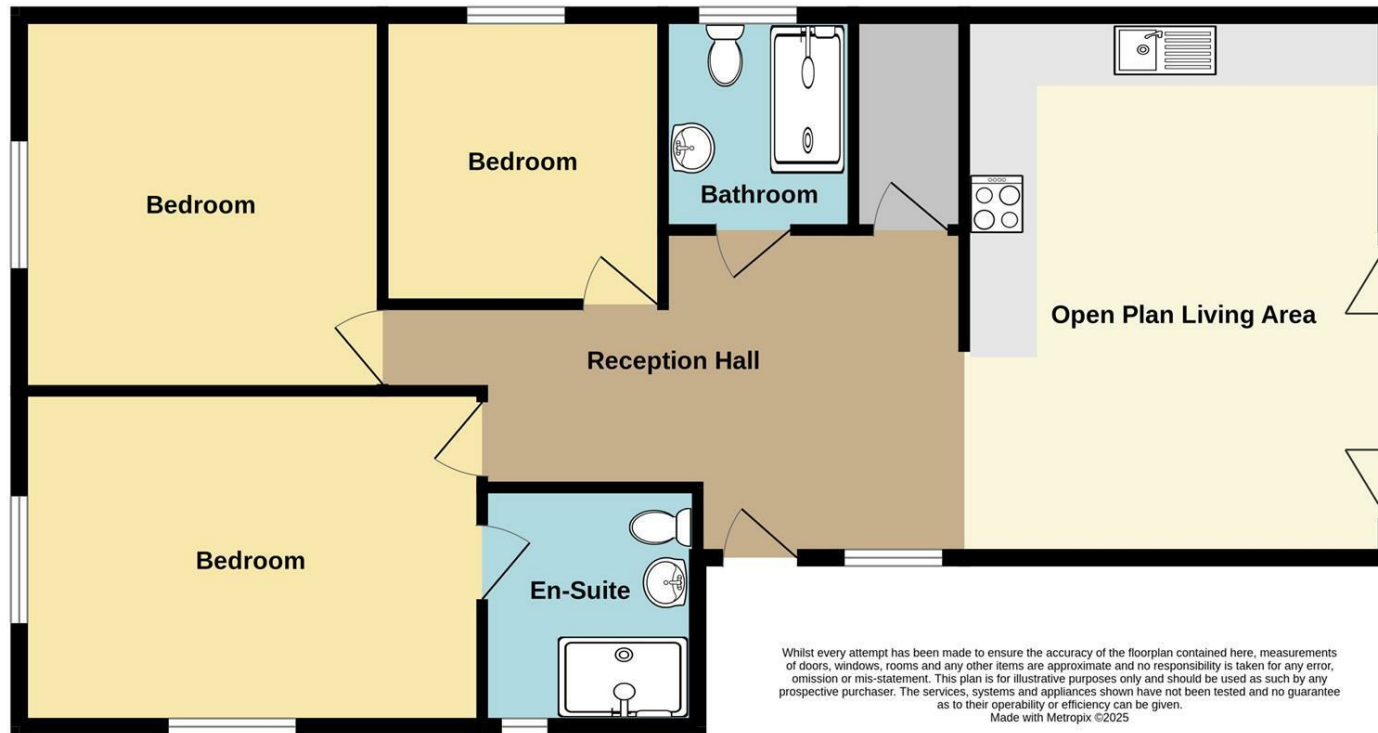


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## Ground Floor



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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