

Holden's

A Modern Estate Agent



15 Orton Close, Leicester, LE7 4XZ

Guide price £695,000

An exceptional five-bedroom detached family home set within a sought-after village cul-de-sac, offering spacious and versatile accommodation finished to a high standard throughout. With a stunning open-plan kitchen, multiple reception rooms and beautifully landscaped gardens, this is a superb home perfectly suited for modern family living.

Summary

An exceptional detached family residence of generous proportions, situated within a highly sought-after cul-de-sac in the heart of the well-regarded village of Rearsby, this outstanding home offers beautifully presented and versatile accommodation ideal for modern family living. The property is perfectly positioned within walking distance of local amenities including pubs, a café and primary school, along with picturesque countryside walks, whilst also providing excellent access to Leicester, the A46, M1 and Melton Mowbray.

The accommodation is both spacious and thoughtfully arranged, as illustrated by the attached floorplan, beginning with an impressive entrance hallway featuring a striking staircase and quality finishes that set the tone for the rest of the home. From here, glazed double doors lead into a substantial living room with a feature fireplace, which in turn opens into a stunning garden room enjoying delightful views over the landscaped rear garden. A separate dining room, currently utilised as an additional sitting room, offers further flexibility, while the heart of the home is a superb open-plan living and dining kitchen, fitted with an extensive range of units, granite work surfaces and high-quality integrated appliances, perfectly suited for both everyday living and entertaining. A separate utility room and ground floor WC add further practicality.

To the first floor, a spacious landing gives access to five well-proportioned bedrooms. The principal suite is particularly impressive, benefitting from a walk-through dressing area and a private en-suite, while a second bedroom also enjoys its own en-suite facilities. The remaining bedrooms are all of a good size and are served by a well-appointed family bathroom, offering flexibility for growing families or those working from home.

Externally, the property continues to impress with ample off-road parking, a double garage and beautifully landscaped gardens to the rear. The outdoor space has been thoughtfully designed to include a generous patio area ideal for entertaining, a well-maintained lawn and a pergola seating area with lighting, creating a superb setting for both relaxation and social occasions.

This is a rare opportunity to acquire a substantial and high-quality home in one of the area's most desirable village locations, and early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

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Extra Information

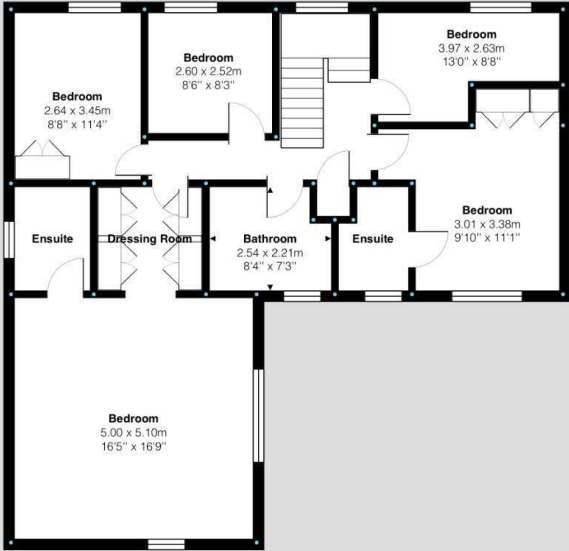
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



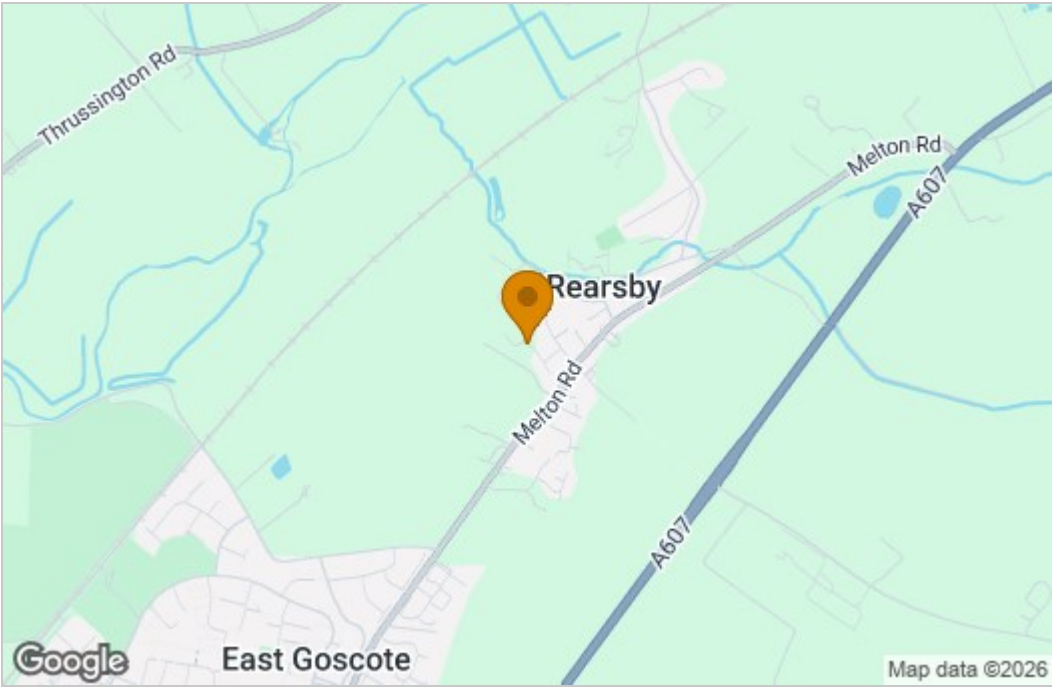
Orton Close, Rearsby
Internal Square Footage: Approx 2077 sq.ft

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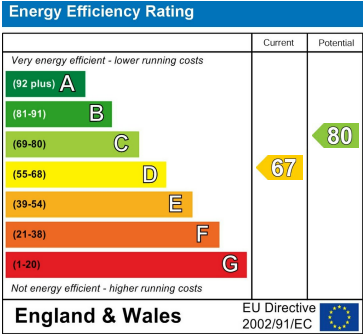
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Area Map



Energy Efficiency Graph



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