



MAYNARD  
ESTATES

Valley House, 20 Westerby Lane, Leicester, LE8 0RA

£850,000





# Brief Description

On the DESIRABLE Westerby Lane in Smeeton Westerby, is this IMPRESSIVE detached house boasting SUBSTANTIAL living accommodation. The property boasts five generously sized bedrooms, two beautiful bathrooms, and a STUNNING dining kitchen and large private sunlit garden.

Conveniently situated approximately 6 miles from the charming town of Market Harborough, which offers a rail network and a variety of shops, cafes and restaurants, Smeeton Westerby is conveniently positioned in a picturesque setting between Kibworth and Saddington villages.

You are greeted by a welcoming entrance hall, with a convenient ground floor WC. The bright and airy LIVING ROOM is complete with a charming feature fireplace, elegant wood flooring, and ceiling coving. French doors open into a DELIGHTFUL conservatory, providing LOVELY VIEWS and direct access to the beautifully maintained rear garden. To the right of the hallway, an ADDITIONAL SITTING ROOM offers a cosy retreat, along with a small study.

The heart of this home is undoubtedly the stunning open-plan dining kitchen, which has been recently re-fitted to a HIGH STANDARD. Featuring sleek grey gloss units, a central island breakfast bar, and an abundance of natural light from multiple windows, this space is perfect for both cooking and entertaining. A UTILITY ROOM adjoins the kitchen, providing extra storage and access to the garden.

Upstairs, the master bedroom is a TRUE SANCTURY, complete with a dressing area and a LUXURIOUS four-piece ensuite featuring a roll-top clawfoot bath and a separate corner shower. The additional four bedrooms are well-proportioned, complemented by a STYLISH five-piece family bathroom.

Outside, the rear garden features a large paved patio, a beautifully shaped lawn, and an array of mature trees and planted borders, all enclosed by a secure fence. The front of the property offers ample off-road parking, leading to a single garage, while the artificial lawn and low-level hedgerow enhance the homes kerb appeal



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## ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	6'4" x 2'11" (1.93m x 0.89m)
Sitting Room	16'6" x 9'5" (5.03m x 2.87m)
Study	4'6" x 8'4" (1.37m x 2.54m)
Living Room Diner	11'10" x 25'8" (3.61m x 7.82m)
Conservatory	8'9" x 10'9" (2.67m x 3.28m)
Kitchen Diner	20'9" x 14'9" (6.32m x 4.50m)
Utility Room	8'7" x 8'7" (2.62m x 2.62m)

## ON THE FIRST FLOOR

Landing



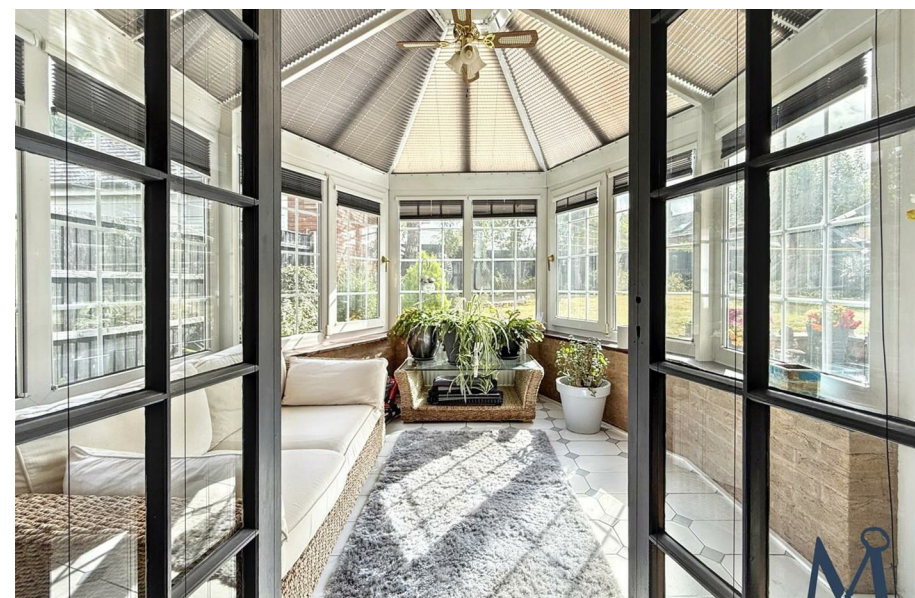
Master Bedroom & Dressing Area	16'4" x 18'3" (4.98m x 5.56m)
En Suite	10'1" x 7'2" (3.07m x 2.18m)
Bedroom 2	9'11" x 12'0" (3.02m x 3.66m)
Bedroom 3	12'3" x 10'1" (3.73m x 3.07m)
Bedroom 4	11'3" x 8'10" (3.43m x 2.69m)
Bedroom 5	9'3" x 8'10" (2.82m x 2.69m)
Family Bathroom	13'0" x 8'0" (3.96m x 2.44m)

#### ON THE OUTSIDE

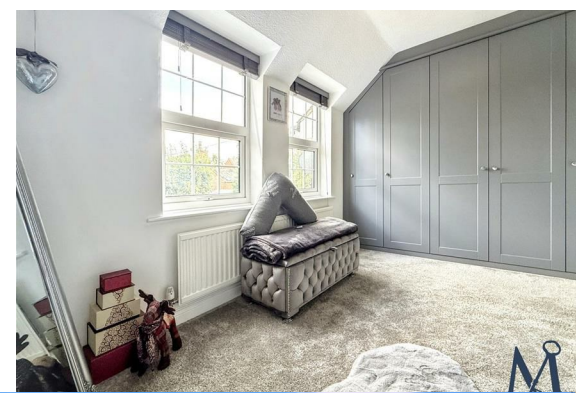
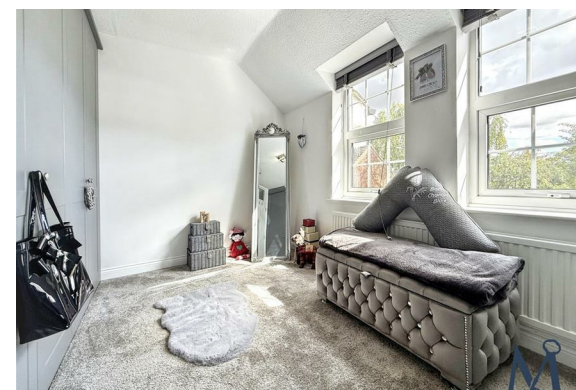
Large Driveway Parking  
Single Garage  
Outside WC  
Rear Garden

## Key Features

- Highly Sough-After Smeeton Westerby
- Substantial Rear Garden Plot
- Beautiful Newly Fitted Dining Kitchen
- Contemporary Five Piece Family Bathroom Suite
- Substantial Detached Family Home
- Stunning Four Piece En-Suite
- Driveway Parking For Several Vehicles
- Single Garage With WC
- Within Close Proximity To Market Bosworth
- Virtual Property Tour Available

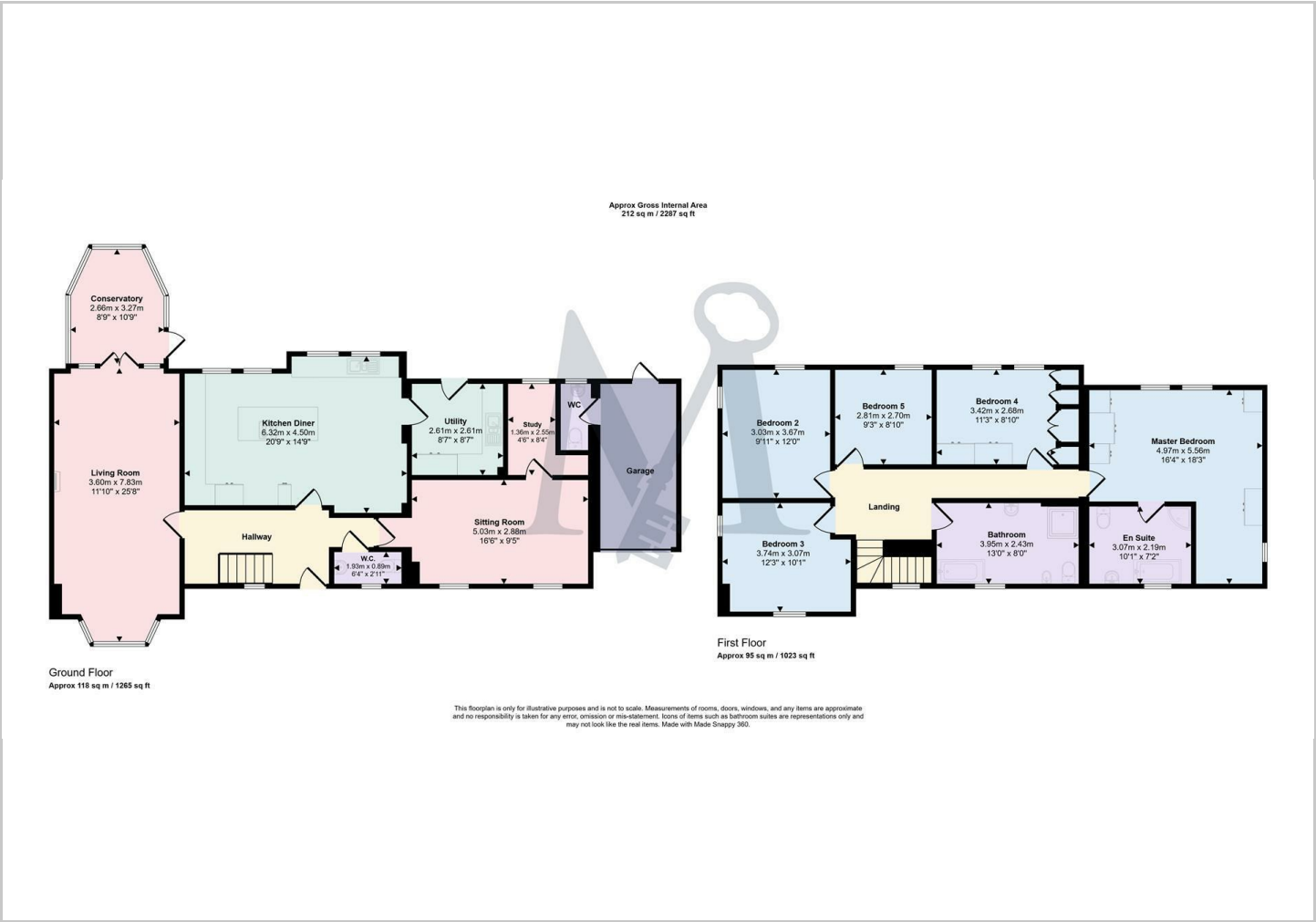








Floor Plans



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

