



MAYNARD
ESTATES



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

£850,000





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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 SANCTUARY, 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

6'4" x 2'11" (1.93m x 0.89m)

Ground Floor WC

16'6" x 9'5" (5.03m x 2.87m)

Sitting Room

4'6" x 8'4" (1.37m x 2.54m)

Study

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)
10'1" x 7'2" (3.07m x 2.18m)
9'11" x 12'0" (3.02m x 3.66m)
12'3" x 10'1" (3.73m x 3.07m)
11'3" x 8'10" (3.43m x 2.69m)
9'3" x 8'10" (2.82m x 2.69m)
13'0" x 8'0" (3.96m x 2.44m)

En Suite

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Family Bathroom

ON THE OUTSIDE

Large Driveway Parking

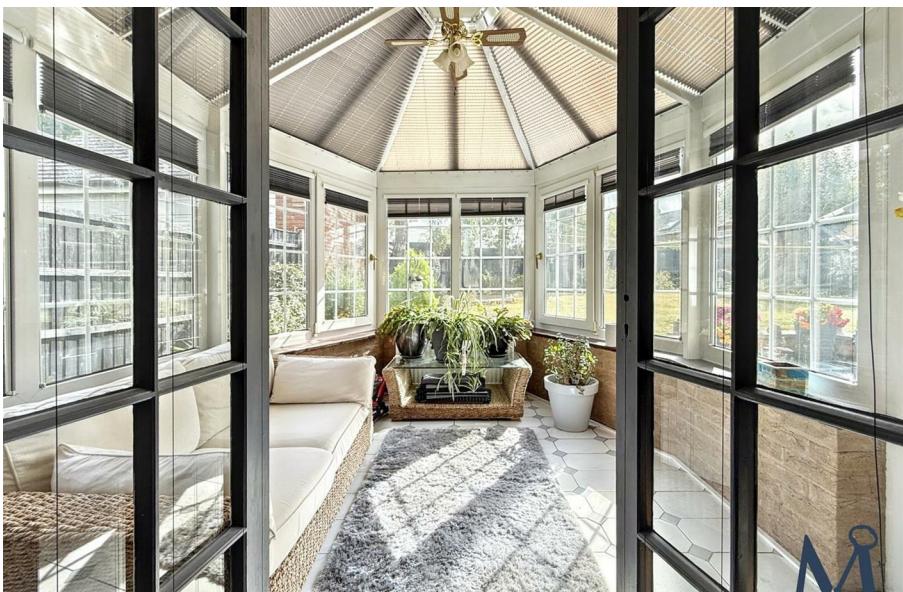
Single Garage

Outside WC

Rear Garden

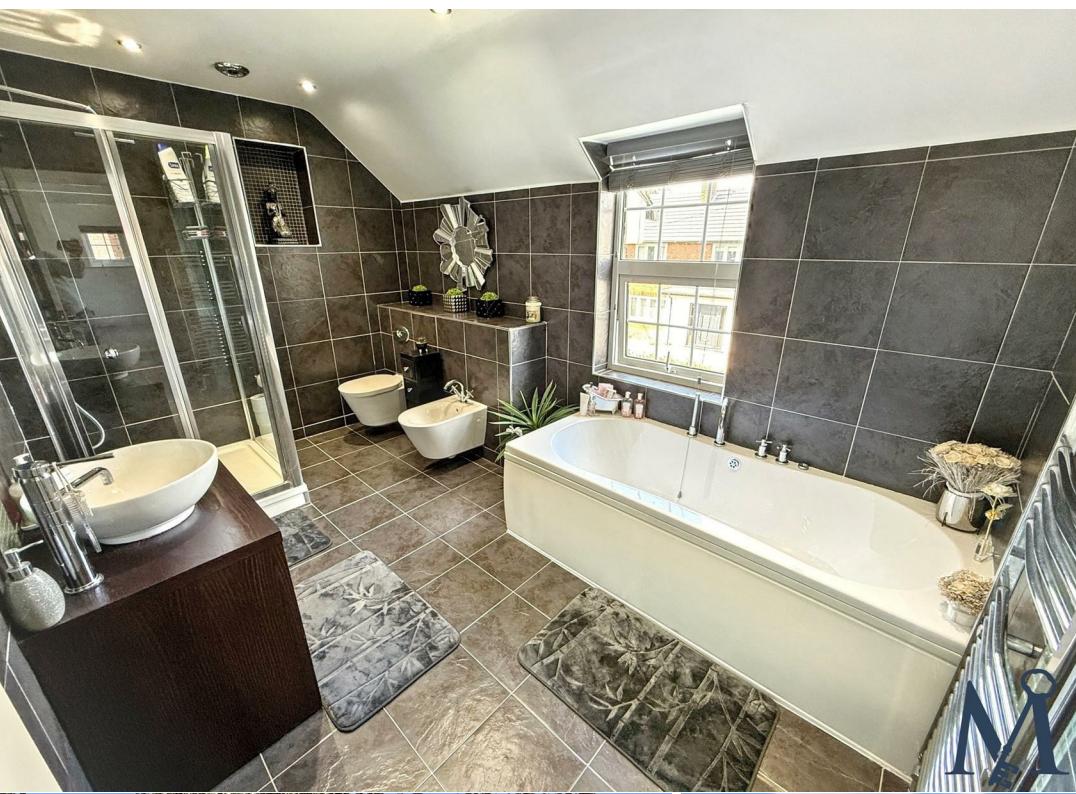
Key Features

- 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



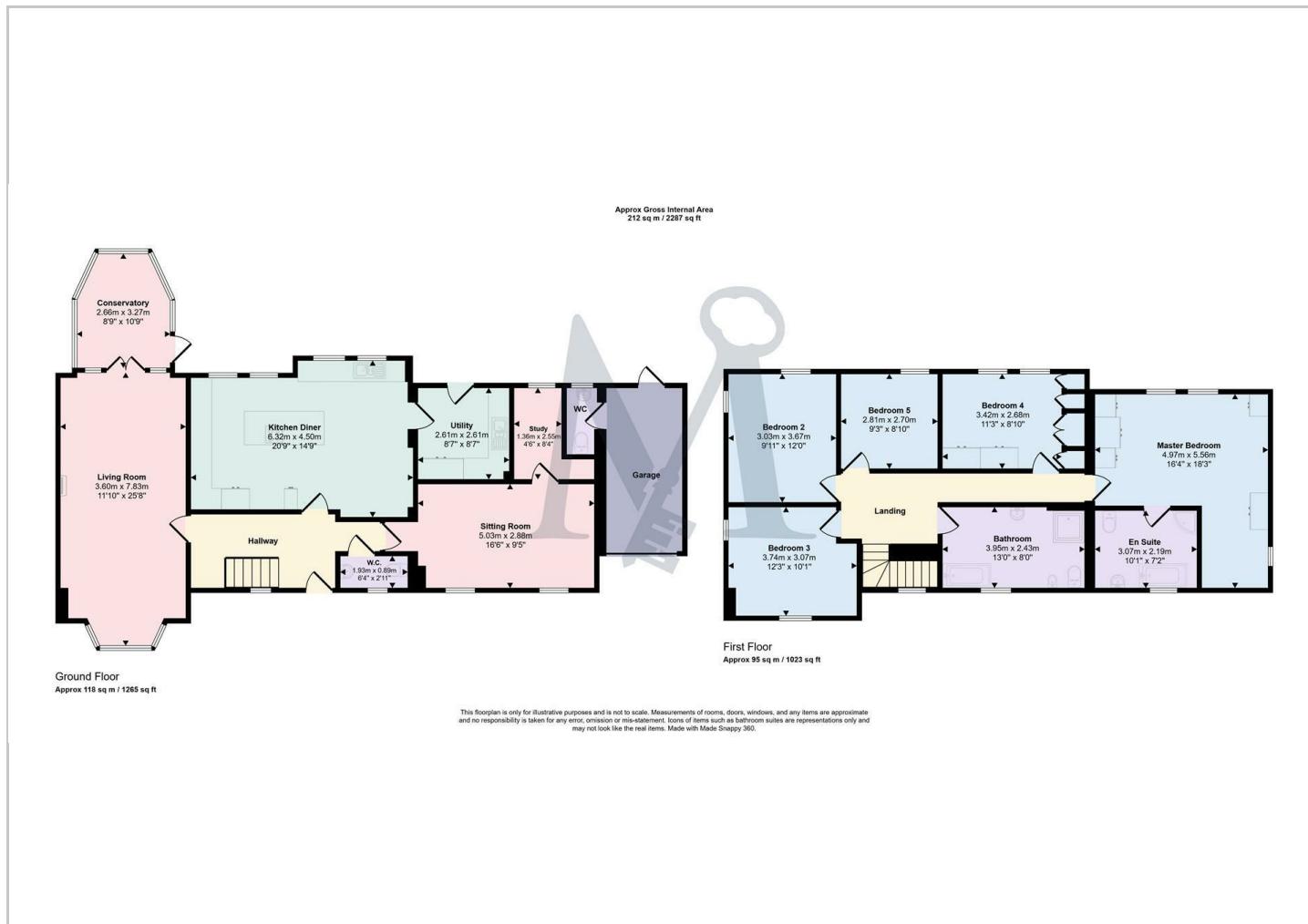


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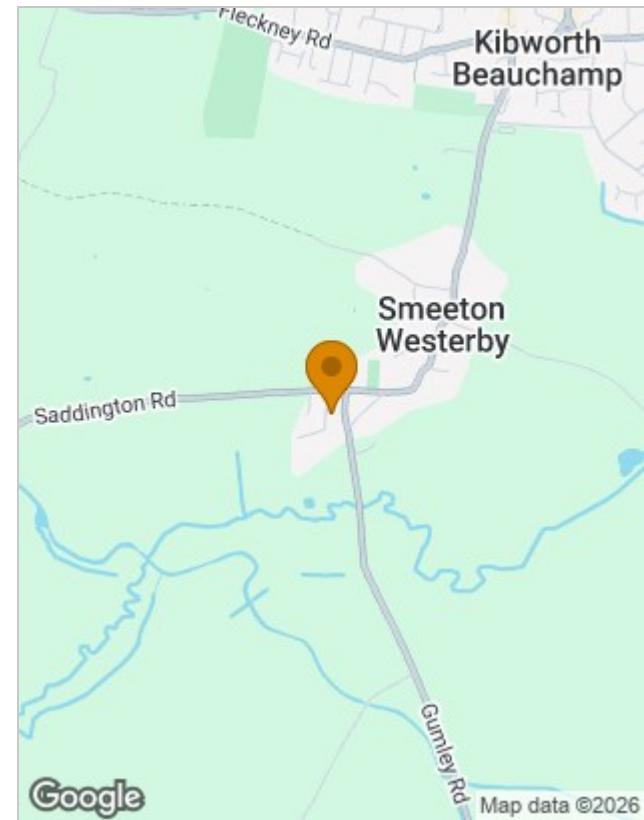




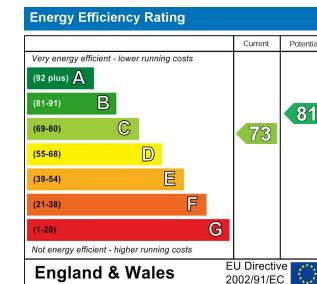
Floor Plans



Location Map



Energy Performance Graph



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.