



Chestnut Rise, 57 Peckleton Lane,
Desford,
Leics, LE9 9JU



GENERAL

Chestnut Rise is a very impressive family house located on the edge of Desford. The house is on an exceptional plot with beautifully manicured gardens and unusually, there are two double garages and a separate home office space above one of the garages. The accommodation briefly includes on the ground floor, a sitting room, a snug with part vaulted ceiling and a living kitchen overlooking the garden. There are five bedrooms spread over two floors with a luxurious en-suite to the master, family bathroom and further shower room on the second floor. Outside to the front is a double garage above which, is a large studio with the potential for any number of uses. The second double garage and off road parking area is located to the rear of the garden and is easily accessible via a road to the side. Another interesting feature of the property are the 39 solar panels, which generate a significant income (£2594.35 24/10/24 - 3/11/25) substantially reducing running costs.



LOCATION

Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a Primary School, Nursery, Doctors' Surgery, Dentist and various sports clubs. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth home to the Dixie Grammar School lies to the West.

THE HOUSE

The accommodation is arranged over three floors as follows. Front door opening into entrance hall.

ENTRANCE HALL

With tiled floor, central heating radiator and door to reception hall.

RECEPTION HALL

A magnificent introduction to the house with stairs rising to the first floor, a timber boarded floor and coving to the ceiling. Central heating radiator.

CLOAKROOM

Low flush lavatory and wash hand basin.

SITTING ROOM

21'2" x 11'6"

A lovely light room with sliding patio doors opening onto the garden. There is a stone fire surround with electric coal effect fire. Central heating radiator.

SNUG

19'6" x 10'10"

The family room is a really lovely second living space which has a part vaulted ceiling with roof light. Central heating radiator. (Second measurement reduces to 7'4").

LIVING KITCHEN

20'10" x 14'7"

A lovely room which is very much the heart of the house and has French doors opening onto the garden. The kitchen area is fitted with an extensive range of base and wall units with a breakfast bar. A generous range of integrated appliances include a double oven, together with a further single oven, a five ring gas hob with extractor over, a fridge/freezer, dishwasher and washing machine. There is an inset one and a half bowl sink and drainer unit, inset ceiling spotlights and tiled finish to the floor.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms. A further flight of stairs rises to the second floor.

MASTER BEDROOM

19'6" max x 15' min x 11'2"

A beautiful room with sliding door opening onto a 'Juliette' balcony overlooking the garden. Central heating radiator.

EN-SUITE

Double sized shower enclosure, wash hand basin set on vanity cupboard and low flush lavatory. Tiling to the floor and walls. Central heating radiator.

BEDROOM TWO

11'9" x 9'2"

Overlooking the garden. Central heating radiator.

BEDROOM THREE

11'8" x 8'8"

A good sized double bedroom. Central heating radiator.

BEDROOM FOUR

9'6" x 6'2"

Overlooking the garden. Central heating radiator.

BATHROOM

A luxurious bathroom with contemporary bath, large walk in shower enclosure, floating wash hand basin, low flush lavatory and ladder style towel rail. There is tiling to the floor and walls.

ON THE SECOND FLOOR

Stairs rise from the first floor landing to the second floor landing.

SECOND FLOOR LANDING

Opening off the landing is bedroom five and the shower room.

BEDROOM FIVE

20'10" max x 11'1"

A wonderful double bedroom. Central heating radiator. (second measurement is 6'10" to 5' eaves height).

SHOWER ROOM

There is a shower enclosure, wash hand basin set on vanity unit, low flush lavatory and ladder style towel rail.

OUTSIDE

To the front of the house, a drive with lawn to the side leads to the main double garage (1). A flight of steps leads up to the front door.

DOUBLE GARAGE 1

20' x 20'2"

With an electric roller shutter door (measurements include stairs). Over the garage is the studio.

HOME OFFICE / GAMES ROOM

19'3" x 12'6" min 19'8" max

A superb and flexible space with a potential of uses such as a home office, games room or teenager retreat. Velux windows and heater.

DOUBLE GARAGE 2

19'4" x 18'7"

The second double garage has two up and over doors and is accessed via a side road leading to the rear of the property, inside the garage the owners have put in eaves storage for extra storage space. There is also space for off road parking in front of the garage.

THE GARDENS

The rear garden is beautifully landscaped with a terrace directly adjoining the house and steps up to the main lawn. To one side of the garden there is a further terrace, which is a real sun trap and a perfect spot for outdoor dining. There are some lovely flower and herbaceous borders providing dramatic colour throughout the summer. A path leads up the garden to a gate, which opens onto a shared drive where the second double garage is sited.

SOLAR PANELS

There are 39 solar panels which qualify for feed-in tariff payments which generate a significant income (£2594.35 24/10/24 - 3/11/25) substantially reducing running costs. Interestingly in the same period the vendor spent £3070 on gas and electricity.

COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band. F.



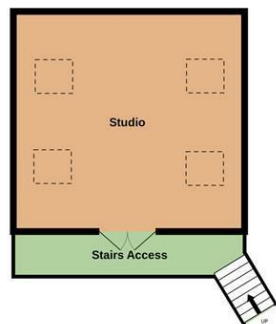




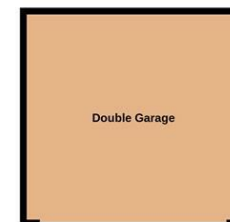




Studio Above Garage



Garage



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	89	91
EU Directive 2002/91/EC		



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