Superior Homes

Royston & Lund

Cherrytree Lodge Lower

| LE67 8HE

Guide Price £975,000

***Guide Price: £975,000 to £1,000,000

Royston & Lund are proud to present this outstanding four-bedroom detached bungalow, set within the peaceful rural hamlet of Griffydam and surrounded by rolling countryside, beautifully landscaped gardens, and exceptional privacy. Extending to approximately 3,369 sq. ft., this remarkable residence combines expansive single-storey living with contemporary elegance, spacious triple garage, and the added advantage of a 21-panel solar and battery energy system, delivering both environmental benefits and long-term efficiency.

Approached via a welcoming porch entrance, double doors open into a striking central reception hall that immediately sets the tone for the scale and quality found throughout. From here, the home flows effortlessly into a series of beautifully appointed reception spaces, including an elegant dining room ideal for formal entertaining and a generously proportioned principal bedroom suite.

The principal suite is a luxurious private retreat, featuring ample space for both bedroom and lounge furnishings, a stylish en-suite bathroom with bath and separate shower, and a substantial walk-in wardrobe. Across the hall, the formal dining room enjoys excellent natural light and easy access to a conveniently positioned guest WC.

At the heart of the home lies a stunning contemporary kitchen, thoughtfully designed with integrated appliances, expansive work surfaces, glass splashback detailing, ambient lighting, and extensive cabinetry. Patio doors open directly onto the beautifully paved terrace, creating a seamless connection to the outdoor entertaining areas, including a superb pergola-covered seating space. A spacious utility room complements the kitchen perfectly, offering additional preparation space, further storage, and a secondary sink.

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- Four Bedroom Bungalow
- Three Bathrooms & WC
- Principle Bedroom with Sun Room
- Kitchen with Large Island
- Ample Garden Space
- Twenty One Solar Panels
- Electric Gated Driveway with Triple Access Garage
- Council Tax: G // EPC: E
- Freehold

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Split-level living room provides an inviting and stylish setting, accessed through double doors and enhanced by large patio doors that flood the space with natural light while framing delightful garden views. A striking modern fireplace serves as the room's focal point, adding warmth and sophistication.

A further inner hallway leads to three additional bedrooms and the luxurious family bathroom. Bedroom two benefits from its own private en-suite and built-in storage, while bedroom three is currently arranged as a contemporary home office, offering flexibility for modern lifestyles. The family bathroom is beautifully finished, featuring a freestanding bath, twin sinks, a walk-in wet-room style shower, ambient floor lighting, and frosted glazing for privacy.

The fourth bedroom is another exceptional highlight, boasting direct patio access and opening into an extraordinary private sun room. This spectacular space, with its expansive glazing, feature fireplace, sliding wall, and multiple rooflights, creates a breathtaking year-round sanctuary that perfectly captures the surrounding gardens.

Externally, the property continues to impress. The meticulously landscaped grounds wrap elegantly around the bungalow, offering a superb blend of manicured lawns, mature planting, and extensive patio terraces designed for both relaxation and entertaining. A substantial driveway provides generous parking for multiple vehicles, while the impressive detached triple garage offers outstanding capacity for collectors, hobbyists, or secure parking for up to five vehicles.

This is a rare opportunity to acquire a substantial, beautifully enhanced countryside residence that effortlessly combines luxury, practicality, and lifestyle in one of Leicestershire's most idyllic settings.

For more information: https://reports.sprift.com/property-report/?access_report_id=5259537

Freehold

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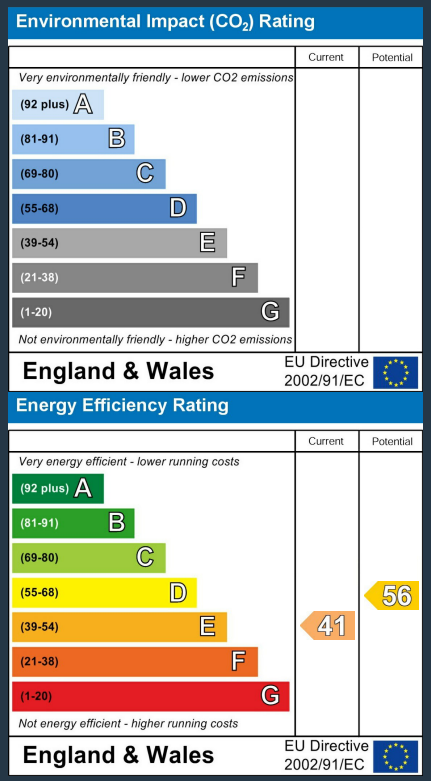
EPC



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