

JAMES SELLICKS

THE HOLLIES

BROOK LANE
PECKLETON
LEICESTERSHIRE LE9 7RH

GUIDE PRICE: £650,000



An absolutely stunning, modern detached family home situated on the edge of this highly regarded village. Thoughtfully extended and beautifully upgraded by the current owners, the property is presented to an exceptional standard throughout.

Reception hall • sitting room • dining room • snug/study • cloakroom • living/dining kitchen • garden room • utility room • principal bedroom • en-suite • three further double bedrooms • family bathroom • lawned front garden • driveway • double garage • landscaped rear garden • EPC - D

Location

Peckleton is a charming and highly regarded village nestled within the rolling countryside of Leicestershire, offering an enviable balance of rural tranquillity and excellent connectivity to both Leicester and Birmingham. The village is conveniently positioned approximately 6 miles from the historic market town of Market Bosworth and just 3 miles from Desford, where a range of everyday amenities, local shopping and schooling can be found. The area is particularly well suited to family living, with access to a selection of well-regarded primary and secondary schools across the surrounding villages and nearby towns. In addition, a number of highly respected independent schools are within easy reach, including Dixie Grammar School and Twycross House School.

Accommodation

The spacious, versatile accommodation is entered via an impressive reception hall with tiled flooring housing the staircase to the first floor. To the front, a dining room provides an ideal entertaining space, while a useful study/snug offers flexibility for relaxing or home working. The main sitting room is a superb space with a cast iron log burner set within a limestone surround, part panelled walls and double doors opening onto the rear garden. An inner lobby leads to a ground floor cloakroom.

At the heart of this home is a beautifully refitted living/dining kitchen. Finished to a high specification, it features an extensive range of stylish grey eye and base level units and drawers, complemented by veined marble preparation surfaces and a central island with breakfast bar. Integrated appliances include a dishwasher and wine cooler, alongside an Aga range cooker with multiple ovens and electric hob with an extractor unit above. The kitchen opens seamlessly into the extended garden room, a fabulous addition with bi-fold doors and rooflights, flooding the space with natural light. A separate utility room continues the high-quality finish, offering additional storage, matching worktops, plumbing for an American-style fridge freezer, white appliance space and side access.

A striking first floor galleried landing leads to the superb principal bedroom, boasting fitted wardrobes and a stylish en-suite. The remaining bedrooms are all well-proportioned, served by a beautifully appointed bathroom featuring a freestanding slipper bath with shower attachment, WC, wash hand basin, heated towel rail, and part panelled walls.

Outside

The property is set back along a private driveway with a lawned front garden. A tarmac driveway provides ample off-road parking and leads to a double garage with an electrically operated door. The rear garden has been attractively landscaped, offering a paved patio area, steps rising to a well-maintained lawn with mature planted borders and a further generous seating area beneath a timber pergola, ideal for outdoor dining and entertaining.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Hinckley & Bosworth Council, **Tax Band:** F

Services: Offered to the market with all mains services and oil-fired central heating.

Broadband delivered to the property: Fibre, 70mbps.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.





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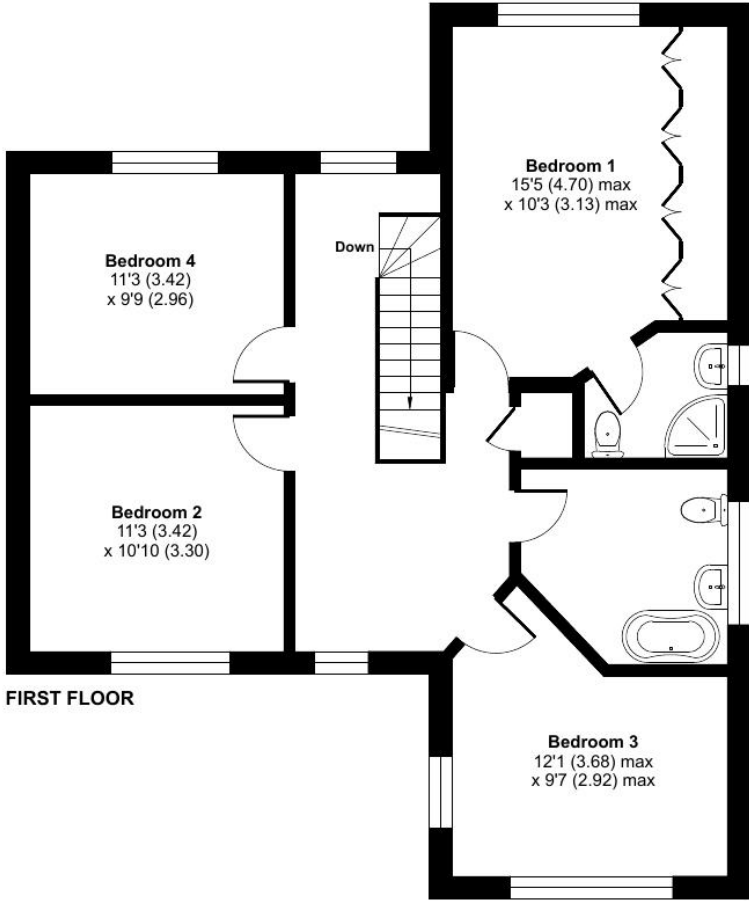
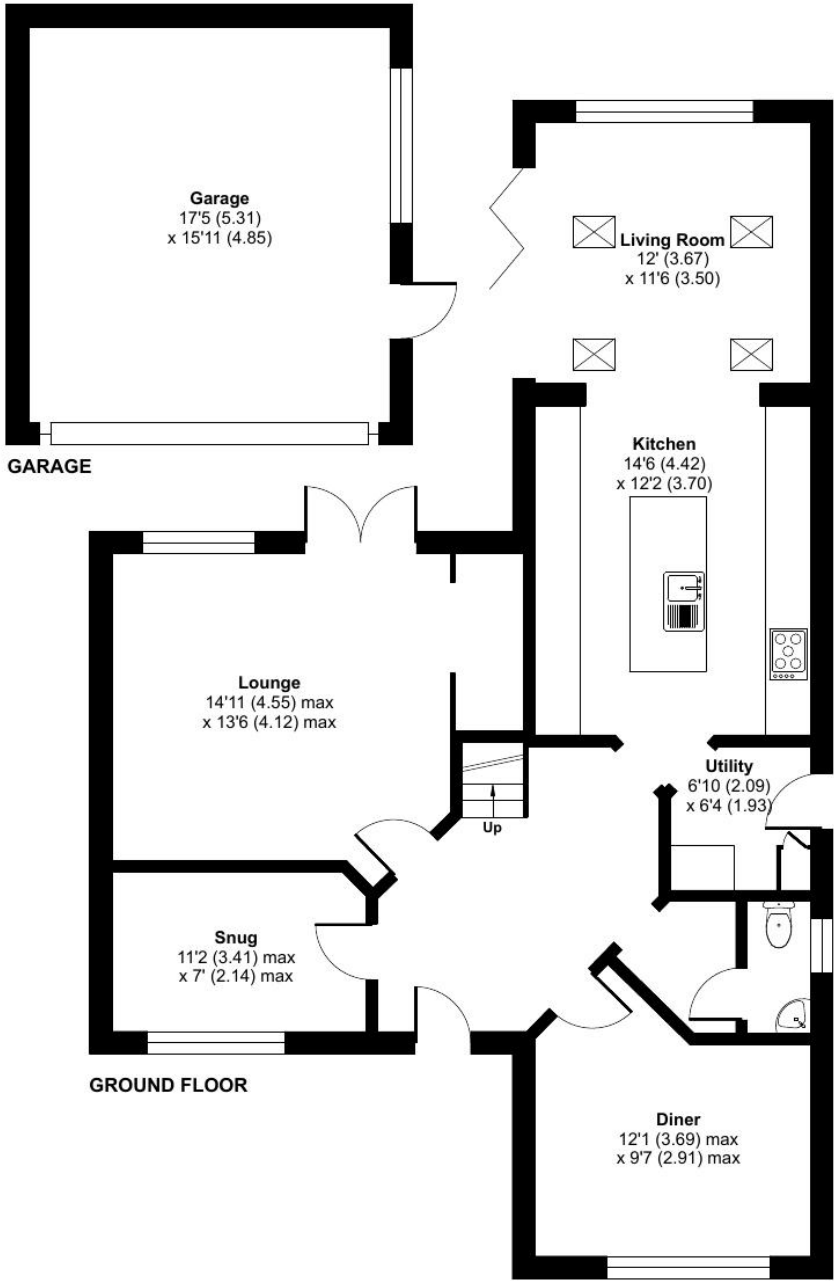




The Hollies, Brook Lane, Peckleton, LE9

Approximate Area = 1844 sq ft / 171.3 sq m
 Garage = 277 sq ft / 25.7 sq m
 Total = 2121 sq ft / 197 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

