



Connells

Caxton End
Eltisley



Property Description

Tucked away on a quiet lane in the highly sought-after village of Eltisley, this substantial detached family home offers an exceptional blend of space, versatility, and tranquil surroundings, extending to approximately 2,185 sq. ft. of well-planned accommodation.

The ground floor is designed with modern family living in mind, featuring a welcoming entrance hall leading to a generous living room with log burner, seamlessly connected to the impressive open-plan kitchen/dining space, measuring over 20ft in length, providing the perfect hub for family life and social gatherings. The kitchen is complemented by a practical utility room and a downstairs WC. This leads on to separate areas for a games room and a versatile gym that offers further flexibility, and is easily adaptable as a home office or playroom.

Upstairs, the property continues to impress with five well-proportioned bedrooms split by a dual stair case. In one area the principal bedroom benefits from a private refitted ensuite, while the remaining two bedrooms are served by a contemporary family bathroom on this side of the property. The second staircase leads to two good size bedrooms and an additional shower room, ensuring convenience and flexibility for larger families or guests.

Externally, the property's peaceful position enhances its appeal, offering a sense of privacy and village charm while remaining well-connected to nearby amenities and transport links.

This is a rare opportunity to acquire a substantial and versatile home in a peaceful yet accessible setting-early viewing is highly recommended.

Entrance Hall

Door to front, under stairs cupboard , radiator.

Refitted Cloakroom

Vanity wash hand basin, WC, glass panel to side, panelling, extractor fan.

Kitchen Area

Window to rear with shutters , fitted kitchen with a range of wall and base units, complementary work surfaces, splash back tiled effect. inset sink and drainer, two electric ovens, induction hob, cooker hood, glass splash back, integrated microwave, dishwasher and fridge/freezer, original beams, breakfast bar, tiled flooring.

Dining Area

Patio door to rear, shutters to lounge area, opening to kitchen area, radiator.

Utility Room

Window to side, base units, work surfaces, butler sink, plumbing for washing machine, space for drier, cupboard housing central heating boiler, tiled flooring, door to side, radiator.

Lounge

Window to front, with shutters, shutters opening to dining area, log burner, beams, television point, radiator.

Games Room Area

Window to side with shutters, stairs to second landing. television point, opening to dining room, radiator.

Reception Room Three/Gym

Window to side with shutters , patio door to front, radiator.

Landing

Window to front with shutters , stairs to entrance hall, loft access, restricted head height, radiator.

Bedroom One

Window to rear with shutters, six door built in wardrobes, wall lights, radiator, restricted head height. radiator.

Ensuite

Window to side, walk in shower, vanity wash hand basin, WC, fully tiled, extractor fan, tiled flooring, chrome heated towel rail.

Bedroom Three

Window to rear with shutters, restricted head height, radiator.

Bedroom Five

Window to front with shutters , restricted head height, radiator.

Refitted Bathroom

Window to side, p shape bath with mixer taps and rainfall shower, vanity wash hand basin, WC, tiled flooring, beams, extractor fan, part tiled, chrome heated towel rail.

Landing

Stairs to inner hall, storage cupboard, restricted head height, radiator.

Bedroom Two

Window to rear with shutters , restricted head height, radiator.

Bedroom Four

Window to front, with shutters, restricted head height, radiator.

Shower Room

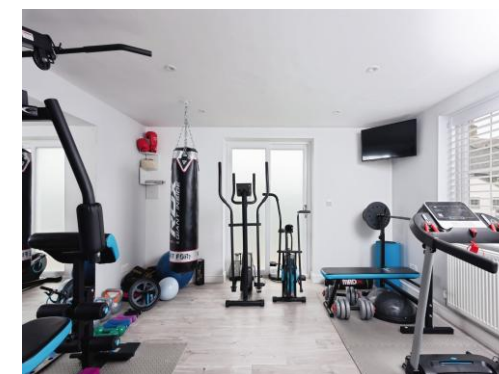
Walk in shower with rainfall, vanity wash hand basin, part tiled, chrome heated towel rail, tiled flooring, restricted head height.

Rear Garden

Private fence enclosed, patio walkway, decking seating area, steps to artificial lawn, inbuilt trampoline, outside tap and light, oil tank, gate to front.

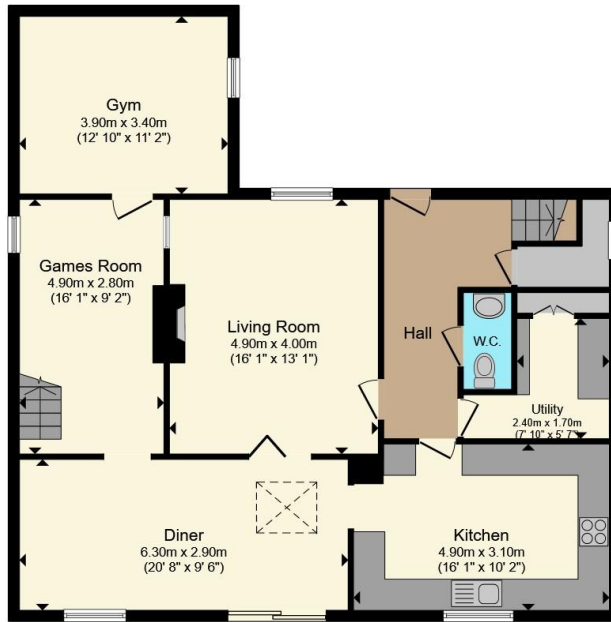
Parking

Ample parking on gravel drive.









Ground Floor



First Floor

Total floor area 203 m2 (2185 sq.ft.) approx

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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