

# William.



"The Willows" 27 Mill Lane  
Thurmaston, Leicester, LE4 8AF

Guide price £475,000



## "The Willows" 27 Mill Lane

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William. is delighted to offer the truly rare and unique opportunity to acquire "The Willows" an individual, three double bedroom detached family home, with adjacent paddock and river frontage.

**\*\* NO UPWARD CHAIN \*\***

Set in a picturesque position fronting the River Soar and Watermead Country Park and having been owned by the existing family for over sixty years, it is a building of historic significance to the local area and must be viewed to fully appreciate the location, accommodation and extension potential it offers (Subject to Planning).

Deceptively spacious accommodation in brief comprises: Entrance hall, formal living room, study, dining room, kitchen, workshop, coal store and WC to the ground floor. Whilst to the first floor are three well-proportioned double bedrooms and bathroom. The property retains a wealth of character features with high ceilings and fireplaces and is very bright and spacious with large picture windows throughout.

Externally the property boasts formal gardens which wrap around the main house. The adjacent paddock has vehicular access via a timber five-bar gate and there is also a separate pedestrian gate. The paddock has direct frontage to the River Soar.

The property is conveniently located within walking distance of a selection of local schools, as well as Thurmaston Shopping Centre and is within easy reach of neighbouring Syston, providing quick access to a wide range of local amenities including: Supermarkets, a selection of high street and independent shops, bars, cafes and restaurants, doctors' surgeries, post office and leisure centre.

The location provides easy transport links to the A6, 46 as well as the M1 and M69 motorway networks (offering efficient access to Leicester, Coventry, Loughborough and Nottingham) as well as direct rail links to London St. Pancras

Viewing is highly recommended and is strictly By Appointment Only.

ACCOMMODATION COMPRISES:

### GROUND FLOOR





**Entrance Hall**  
12'11" x 4'1" (3.95 x 1.25)

**Living Room**  
14'1" x 14'1" (4.3 x 4.3)

**Study**  
13'1" x 12'11" (4.0 x 3.95)

**Dining Room**  
14'1" x 11'9" (4.3 x 3.6)

**Kitchen**  
14'1" x 7'10" (4.3 x 2.4)

**Workshop**  
14'1" x 10'2" (4.3 x 3.1)

**WC**  
4'11" x 4'11" (1.50 x 1.5)

**FIRST FLOOR**

**First Floor Landing**

**Bedroom 1**  
14'1" x 14'1" (4.3 x 4.3)

**Bedroom 2**  
14'1" x 11'9" (4.3 x 3.6)

**Bedroom 3**  
13'1" x 12'11" (4.0 x 3.95)

**Bathroom**  
8'2" x 3'11" (2.5 x 1.2)

**OUTSIDE**

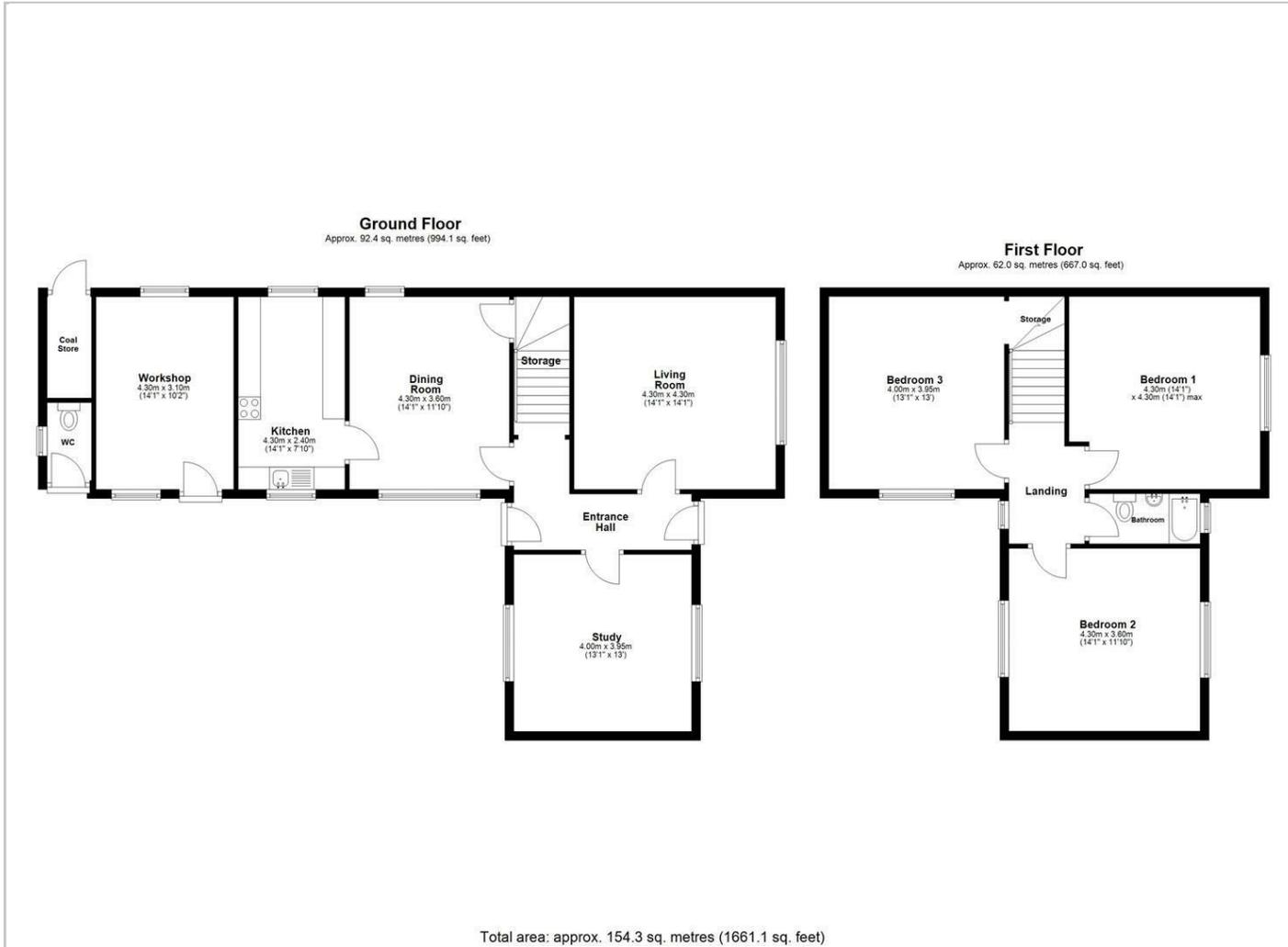
**Formal Gardens**

**Paddock & River Frontage**

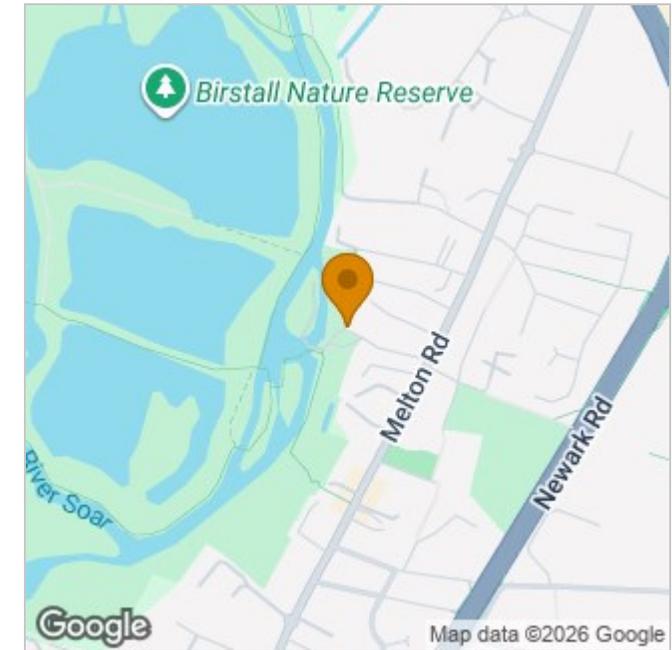
**DISCLAIMER**



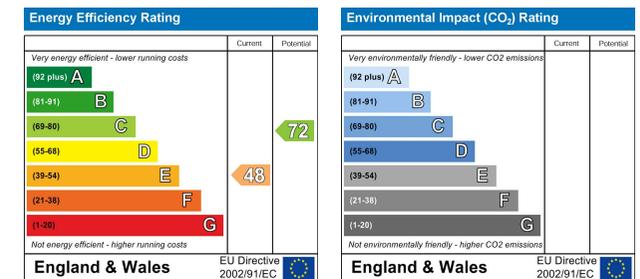
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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