

Baileys Lane

BURTON OVERY, LEICESTERSHIRE

JAMES
SELICKS





An individually designed and deceptively spacious detached property, occupying a delightful position within the highly regarded conservation village of Burton Overy. Offering approximately 2,352 sq. ft of versatile accommodation, the property features four bedrooms, three reception rooms, beautifully established gardens, substantial triple garaging and a useful outbuilding. With its flexible layout, attractive setting and exciting potential for further enhancement, this distinctive home presents a wonderful opportunity to embrace village living.

Individually designed, spacious detached family home • Desirable position in the sought-after village of Burton Overy • Approximately 2,352 sq. ft of versatile living accommodation • Three reception rooms offering flexible family living • Fitted kitchen with adjoining utility room • Four bedrooms arranged over two floors • Ground-floor bedroom and shower room, ideal for guests or multigenerational living • Principal bedroom with ensuite facilities • Additional family bathroom • Beautifully established gardens with extensive paved terrace • Substantial triple garage, additional storage via a detached outbuilding •

Accommodation

The accommodation is approached via an entrance porch opening into a welcoming central reception hall, providing access to the principal ground-floor rooms. The impressive sitting room is a particularly generous space, extending to approximately 22'7" in length, with windows overlooking the front gardens and an attractive spiral staircase rising to the first floor. A separate dining room offers an excellent setting for entertaining, with its substantial proportions providing flexibility for both formal dining and informal relaxation. French doors provide access to the rear paved seating terrace and gardens beyond. The room incorporates an attractive exposed brick fireplace feature, creating a natural focal point and adding character to this sociable space.

The kitchen is fitted with a comprehensive range of contemporary-style cabinetry, contrasting work surfaces and integrated cooking appliances, with a large window providing pleasant views over the gardens. An adjoining utility room offers valuable additional practicality, with access to the outside. The ground floor also benefits from a separate snug, a comfortable and inviting room with a glazed full height window and glazed door opening onto the garden, ideal as a peaceful sitting room, television room or home office. A fourth bedroom and adjacent shower room provide excellent flexibility, particularly for visiting guests, dependent relatives or those seeking the convenience of ground-floor accommodation.

The first-floor accommodation comprises three further bedrooms, each with its own individual character, located off a spacious galleried landing. The principal bedroom enjoys a pleasant outlook towards the village church and countryside beyond and benefits from eaves storage and ensuite facilities, whilst bedroom two is a particularly spacious room featuring a distinctive spiral staircase rising from the sitting room below. Bedroom three provides another well-proportioned bedroom, together with useful storage within the eaves. The accommodation completed by a family bathroom. The arrangement of the upper floor, together with its interesting architectural features and areas of sloping ceiling, contributes to the individuality and charm of this substantial village home.

Outside

The property occupies an attractive setting, with established planting and carefully considered landscaping creating an appealing first impression. A driveway provides off-road parking and access to the substantial triple garage, extending to approximately 527 sq. ft, offering excellent space for vehicles, storage or hobbies. Additional storage accommodation further enhances the property's practicality. The gardens are a particularly appealing feature, with extensive lawns framed by mature trees, shrubs and colourful planting, creating an attractive and private-feeling outdoor environment. A generous, paved terrace adjoins the rear of the house, providing an ideal setting for alfresco dining, summer entertaining and enjoying the garden throughout the warmer months.





The outside accommodation is further complemented by a detached timber outbuilding measuring approximately 248 sq. ft, offering valuable additional space for garden equipment, hobbies or other ancillary uses. The combination of generous garaging, useful outbuildings and beautifully established gardens makes the property especially appealing to those seeking both practical space and a relaxed village lifestyle. The gardens offer plenty of opportunity for keen gardeners and families alike, whilst the existing accommodation provides exciting potential for a purchaser wishing to update or reconfigure the property to suit their individual requirements, (subject to any necessary consents).

Location

Burton Overy is one of south Leicestershire's most picturesque and sought-after villages, renowned for its attractive street scenes, individual homes and strong sense of community. Surrounded by beautiful rolling countryside, the village retains a wonderfully rural atmosphere whilst offering a popular public house, village hall and historic parish church. The nearby villages of Great Glen and Kibworth provide a wider range of everyday amenities, whilst the area is particularly well served by highly regarded schooling in both the state and independent sectors, including Leicester Grammar School and Leicester Grammar Stoneygate School.

Leicester and Market Harborough offer more extensive shopping, dining and leisure facilities, with Market Harborough providing mainline rail services to London St Pancras in under an hour. Excellent road links via the A6, A47 and nearby motorway networks make Burton Overy an appealing choice for those seeking the tranquillity of village life without compromising on accessibility.







Baileys Lane, Burton Overy, Leicestershire, LE8

Approximate Area = 2352 sq ft / 218.5 sq m (excludes void)

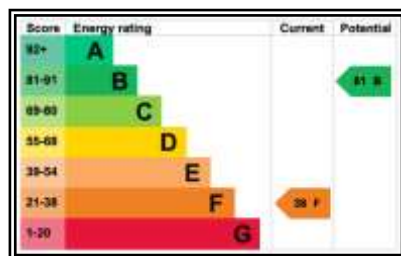
Limited Use Area(s) = 54 sq ft / 5 sq m

Garage = 527 sq ft / 48.9 sq m

Outbuilding = 248 sq ft / 23 sq m

Total = 3181 sq ft / 295.4 sq m

For identification only - Not to scale



Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: F

Listed Status: Not Listed.

Built: 1965

Conservation Area: Yes, Burton Overy Conservation Area

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

Services: The property is offered to the market with all mains services and gas-fired central heating

Meters: Gas and Electric Smart Meters, and a Water Meter

Loft: Insulated (mineral wool) with lighting and ladders

Broadband delivered to the property: Independent Broadband Supplier

Non-standard construction: Believed to be of standard construction with brick & block cavity wall with a concrete tiled roof

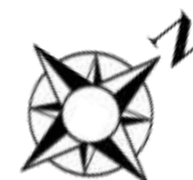
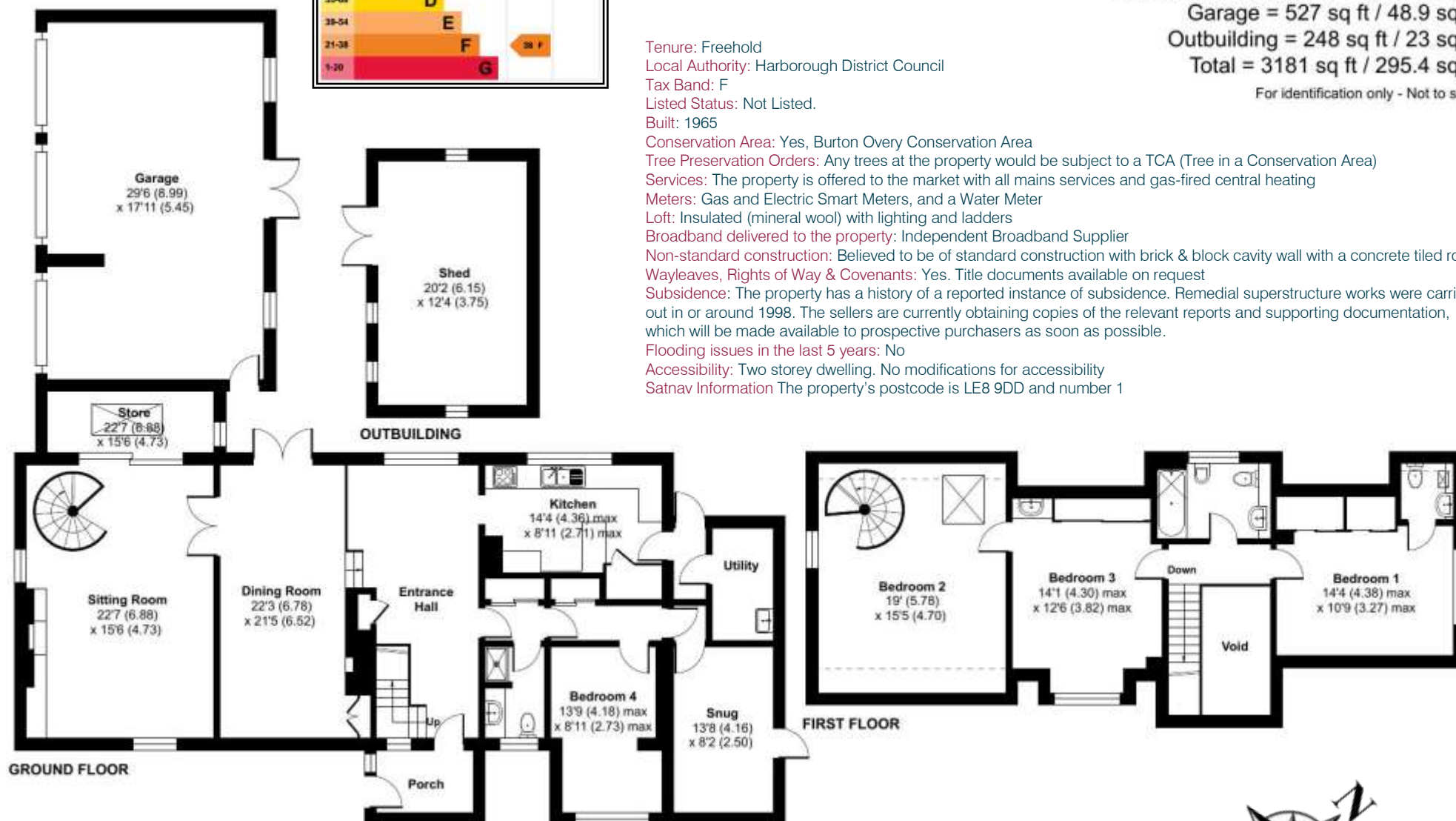
Wayleaves, Rights of Way & Covenants: Yes. Title documents available on request

Subsidence: The property has a history of a reported instance of subsidence. Remedial superstructure works were carried out in or around 1998. The sellers are currently obtaining copies of the relevant reports and supporting documentation, which will be made available to prospective purchasers as soon as possible.

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications for accessibility

Satnav Information The property's postcode is LE8 9DD and number 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichescom 2026. Produced for James Sellicks Estate Agents. REF: 1529706

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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.

