

# SUPERIOR HOMES

# ROYSTON & LUND



# Town End Farmhouse, 79

West Leake | LE12 5RF

£550,000 - £575,000

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Royston and Lund are pleased to bring to market Town End Farmhouse, a stunning double fronted Georgian, three-storey period property in the highly desirable village of West Leake.

The property has been sympathetically renovated over the past few years whilst ensuring a wealth of period features remain including sash windows and fireplaces to create a family home fit for the 21st Century.

To the ground floor off the entrance hallway there is a gorgeous dual aspect reception room with windows to the front and side elevations with an open fire, exposed beam, wooden flooring and cornicing with a second dual aspect reception room with windows to the front and rear elevations with an ornamental fireplace.

To the rear is a generous open plan kitchen/diner, featuring Herringbone flooring and exposed beams with a beautiful feature fireplace complimented by an exposed brick surround the kitchen comprises a freestanding Rangemaster style cooker, a Butler sink with ample cupboard and drawer space plus space for a free-standing fridge/freezer.

Off the kitchen there is an internal door to the cellar where there is plumbing in place for a washing machine, tumble dryer and w/c. An external door from the kitchen gives access to the courtyard garden.

To the first floor there are three well proportioned bedrooms, all benefitting from ornamental original fireplaces with the largest bedroom benefitting from built-in wardrobes whilst the second bedroom benefits from a dual aspect to the front and rear. All three bedrooms share a recently renovated four-piece family bathroom, featuring a bath, separate shower, wash hand basin and toilet.

To the second floor, a master suite comprises a bedroom, en-suite shower room and separate dressing room. The versatility of this space mean it also makes a wonderful office or guest room.





- Beautifully Presented Character Georgian Cottage
- Four Well Proportioned Double Bedrooms
- Open Plan Kitchen/Diner With High Quality Fixtures And Fittings Along With Top Of The Range Integrated Appliances
- Wealth of Character Features Such As Beams And Open Fireplaces
- Beautiful Countryside Setting
- Ensuite Shower Room And Four Piece Family Bathroom
- Car Port & Off Street Parking
- Courtyard Garden + Additional Garden Space Beyond
- Useful Cellar For Utility Space And Storage
- EPC: D Council Tax Band: E











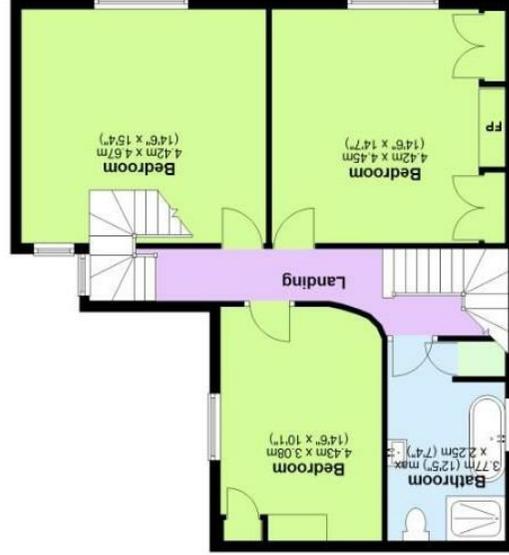
The property features a courtyard garden directly off the property which is fully paved to create a low maintenance area with a side gate opening to the parking area where there is a demised Car Port and parking. Beyond the house and accessed via a stepped footpath there is a separate area of garden.

West Leake is a small village with the vast majority of the village falling within the West Leake Conservation Area boasting a traditional village pub - The Star and is ideally situated between the larger villages of Sutton Bonington and East Leake where there are a range of local amenities including shops, doctors, dentists, schools and pubs/restaurants.

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.

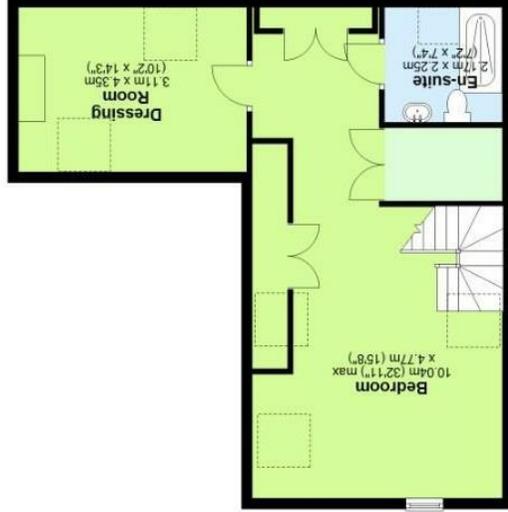


Ground Floor  
Approx. 74.2 sq. metres (792.2 sq. feet)

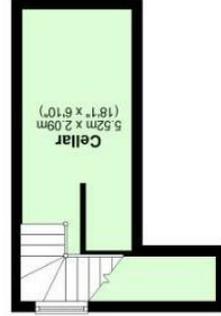


First Floor  
Approx. 74.0 sq. metres (792.2 sq. feet)

Total area: approx. 222.1 sq. metres (2390.2 sq. feet)



Second Floor  
Approx. 61.0 sq. metres (657.1 sq. feet)



Basement  
Approx. 12.9 sq. metres (136.6 sq. feet)

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential

## Environmental Impact (CO<sub>2</sub>) Rating

## EPC

