

GREENACRE

SMEETON WESTERBY, LEICESTERSHIRE



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Greenacre 15 Mill Lane

Smeeton Westerby,
Leicestershire LE8 0QL

A peacefully situated village home, on a superb 0.7 acre plot providing over 3000 Sq. Ft of accommodation with fine views to the rear.

- No chain • Prime village location • Peaceful traffic free lane • Open plan kitchen and living area • Four reception rooms • Five bedrooms • Three bathrooms • 0.7 of an acre of mature gardens • Double garage • Fine views to the rear

ACCOMMODATION

'Deceptively spacious' is a much over used agents cliché, but would be perfectly appropriate to describe this fabulous family home in one of south Leicestershire's most favoured villages. For buyers looking for a quiet location, large gardens, views, an extremely versatile accommodation of over 3000 Sq. Ft then Greenacre is surely the answer. For those looking for a speedy conclusion, there is no upward chain.

The property is entered through an entrance hall with timber floor, cloaks space and cloakroom off, double doors lead through to a reception hall with staircase off, beyond which is a high quality dining kitchen with an extensive range of fitted cabinetry and appliances providing access and views to the rear garden through French windows and glazed panels. An inner hallway links to two reception rooms, the rear one providing twin aspect views from windows and large sliding patio doors. All good family homes need plenty of storage and this is adequately provided by a boot room and spacious laundry room with cloakroom off.

The ground floor continues to provide three bedrooms, one with ensuite and a large family bathroom. A further room is currently used as a study, and can of course be used as an additional bedroom, if required. A staircase leads to two further bedrooms, one with an ensuite bathroom and enormous storage into the eaves space.

OUTSIDE

To the front offers vast frontage and access to a double garage. The rear garden has terrace areas, sensibly positioned off the main reception rooms. Beyond which is lawned gardens with mature trees and shrub borders and countryside views beyond.

LOCATION

Smeeton Westerby is a small village located in some of South Leicestershire's prettiest rolling countryside. It is located close to the bustling village of Kibworth Beauchamp which comprises of a comprehensive range of amenities including two Health Centres, Dentists, churches, public transport, shops, restaurants, Sports Clubs and schools. There are more comprehensive amenities in Market Harborough to the South and Leicester to the North. Mainline train services are available with regular services to London St Pancras International, from both of these locations.

DIRECTIONAL NOTE

Proceed out of Market Harborough on the A6 in a northerly direction heading towards Leicester city centre. At Kibworth Beauchamp turn left onto New Road, at the roundabout take the first exit onto High Street and then first left onto Smeeton Road heading towards Smeeton Westerby. On entering the village proceed along Main Street, take the first right hand turn into Mill Lane, with the property being on the left hand side.





Greenacre, 15 Mill Lane, Smeeton Westerby, Leicestershire, LE8 0QL

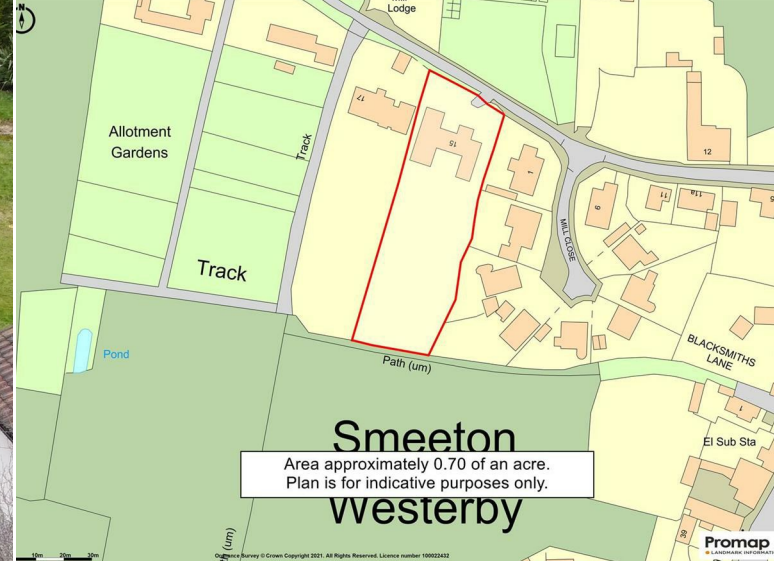
Total Approx Gross Internal Floor Area 3018.00 sq ft
Measurements are approximate. Not to scale. For illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Main area: Approx. 280.4 sq. metres (3018.2 sq. feet)
Plus garage: approx. 30.3 sq. metres (327.6 sq. feet)
Plus eaves: approx. 227.7 sq. metres (2450.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



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Measurements 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.