

Waterleys Cottage, Main Street,
Willoughby Waterleys, LE8 6UF

OIEO £800,000

Property Features

- Stunning Spacious Detached Home
- Five double bedrooms
- Tide Pool & Sauna
- Dining Hall
- Highly Sought After Village Location
- Converted Double Garage
- Immaculate Presentation Throughout
- Private Rear Garden With Open Field Views
- Two Ensuites
- Internal Inspection Recommended



Full Description

A deceptively spacious detached family home situated in the beautiful South Leicestershire Village of Willoughby Waterleys benefitting from five double bedrooms, gas central heating, Upvc double glazing and built in the 1970's with reclaimed bricks. The property comprises of main hall, cloak room, lounge, living kitchen/diner, dining hall, tide pool and sauna, annex/office/bedroom five with ensuite shower room, four bedrooms (main with dressing room and refurbished en suite), family bathroom, double garage (currently used as work space and gym / games room) and rear landscaped garden, ample car standing space, electric car charging point and solar panels, internal inspection comes highly recommended.



MAIN ENTRANCE HALLWAY

Engineered wooden flooring, cloak and WC, recessed spotlights, door to the front elevation.

LIVING AREA AND KITCHEN DINER

34' 0" x 13' 0" (10.36m x 3.96m)

A stylish fitted kitchen with a range of modern wall and base level units, quartz work surfaces, integral double oven and microwave, floating island with induction hob and extraction unit over, sink and drainer. Living area with engineered wooden flooring, open fireplace, Bi folding rear doors leading to garden, bifold doors leading to dining hall / family room, radiator, recessed lighting.



LOUNGE

20' 0" x 11' 8" (6.1m x 3.56m)

Spacious and light reception room with double glazed window to the front and side elevation, carpeted flooring, radiator, recessed spotlights and double doors.

DINING HALL / FAMILY ROOM / GAMES ROOM

23' 0" x 18' 1" (7.01m x 5.51m)

An impressive dining hall and family room, stone tiled flooring with exposed brickwork, recessed spot lighting, Bi folding doors to rear garden.



POOL

20' 0" x 8' 0" (6.1m x 2.44m)

Tide pool with tiling from floor to ceiling and exposed brickwork, recessed lighting.

SAUNA

One person sauna built of wooden construction with lighting and power.

GROUND FLOOR CLOAK AND WC

Comprising a low-level flush WC, feature wash basin.

LANDING

Access for main hall, carpeted flooring, double glazed window to the side elevation, recessed lighting.

MASTER BEDROOM

18' 5" x 13' 2" (5.61m x 4.01m)

Double glazed window to the rear and side elevation, carpeted flooring, radiator, recessed lighting.

WALK IN WARDROBE

9' 10" x 6' 9" (3m x 2.06m)

Double glazed window to the front elevation, laminate wooden flooring, range of shelves, drawers and hanging space.

MASTER ENSUITE SHOWER

7' 11" x 6' 7" (2.41m x 2.01m)

Comprising refurbished, three piece suite, walk-in cubicle, low-level flush WC, wash basin, tiling from floor to ceiling, recessed lighting, opaque double glazed window to the rear elevation.

BEDROOM TWO

13' 2" x 10' 4" (4.01m x 3.15m)

Double glazed window to the rear elevation, carpeted flooring, radiator, wardrobe.

BEDROOM THREE

12' 4" x 8' 10" (3.76m x 2.69m)

Double glazed window to the front elevation, carpeted flooring, range of fitted wardrobes and radiator.

BEDROOM FOUR

11' 8" x 8' 10" (3.56m x 2.69m)

Double glazed window to the front elevation, carpeted flooring, radiator, recessed lighting.

BATHROOM

11' 8" x 7' 11" (3.56m x 2.41m)

Comprising a four piece suite, double shower cubicle, bath, low-level flush WC, his and hers wash basins, opaque window to the rear elevation, laminated wooden flooring and radiator.

CONVERTED DOUBLE GARAGE

23' 0" x 18' 1" (7.01m x 5.51m)

Double garage converted providing a multifunctional games room and gym, sliding patio doors to the front elevation and access to pump room.



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Waterleys Cottage.

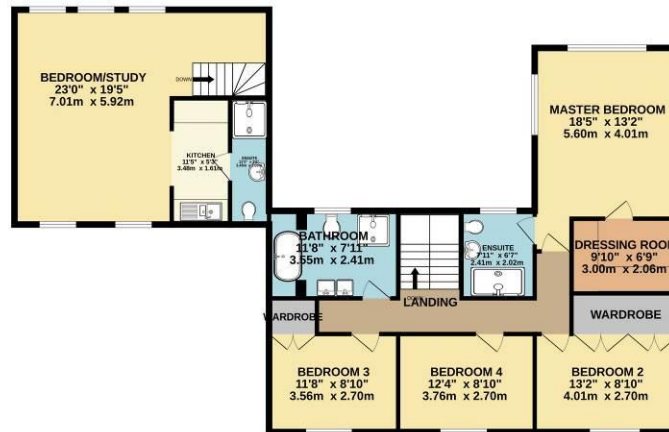


Floorplan

GROUND FLOOR
1962 sq.ft. (182.3 sq.m.) approx.



1ST FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA : 3343 sq.ft. (310.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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