



2 Mill Close  
Stapleton, LE9 8JU



## Impressive village house with sensational country views

### GENERAL

Number 2 Mill Close is an impressive village house on an exclusive development with sensational country views and South facing garden. The accommodation briefly includes a fabulous living kitchen, which is very much the heart of the house, a large sitting room, luxurious cloakroom and utility on the ground floor. On the first floor there is a master bedroom with en-suite shower room and dressing room, together with three further double bedrooms and a luxurious re-fitted bathroom.

### LOCATION

Stapleton is a small village located between Market Bosworth and Hinckley. There is a public house in the village and more extensive range of facilities in Market Bosworth including some interesting speciality shops and restaurants centred on the market place. There are comprehensive amenities in nearby Hinckley. There are lovely walks in the area through the Bosworth battlefield and along nearby canal tow paths. Stapleton is well located for access to the Midlands motorway network and mainline stations including Hinckley, Nuneaton, Rugby and Leicester.

### THE HOUSE

The accommodation is arranged over two floors as follows:

Front door opening into

### RECEPTION HALL

Impressive reception hall having a parquet floor, balustrade staircase rising to the first floor, under stairs storage cupboard. Doors to main reception rooms.



## CLOAKROOM

Contemporary pedestal wash hand basin and low flush lavatory. Marble style tiling to the walls, tiled floor and central heating radiator.

## SITTING ROOM

7.44m x 3.96m (24'5" x 13') This is a most impressive room, the focal point of which is the magnificent open fireplace with marble surround and hearth. There is cornicing to the ceiling, french doors opening onto the gardens, oak flooring and central heating radiator.

## BREAKFAST KITCHEN

6.60m x 3.07m 3.78m x 3.40m (21'8" x 10'1" 12'5" x 11'2") "L" shaped. This is a fabulous open plan living space and very much the heart of the house.

## KITCHEN AREA

Fitted with an extensive range of Oak base and wall units incorporating a four ring touch pad electric hob by "Neff" with extractor in canopy over and two "Neff" single ovens. Integrated appliances also include a dishwasher and fridge. There is a tiled finish to floor, central heating radiator and french doors opening onto garden. The kitchen flows directly into the:

## LIVING AREA

Timber style floor, coving to ceiling , central heating radiator and a further set of french doors opening onto the garden.

## UTILITY ROOM

3.07m x 2.03m (10'1" x 6'8") Fitted with a range of base units incorporating a single drainer sink unit. Airing cupboard and central heating radiator. There is plumbing for a washing machine and the utility houses the oil fired boiler.

## ON THE FIRST FLOOR

A balustrade staircase rises from the reception hall to the galleried landing.

## GALLERIED LANDING

The galleried landing is a magnificent space which is flooded with light, through the large arched window. Central heating radiator. Doors to

## MASTER BEDROOM

4.29m x 3.96m (14'1" x 13') There is a central heating radiator and door to

## EN-SUITE

3.00m x 1.78m (9'10" x 5'10") With fashionable marble style tiling to the walls, a contemporary suite comprising a low flush lavatory, wash hand basin and bidet. There is corner shower cubicle, heated towel rail and LED down-lighters.

## DRESSING ROOM

With hanging space, cupboards and shelving running along both sides of the room.

## BEDROOM TWO

3.25m x 3.05m (10'8" x 10') Overlooking gardens and countryside beyond. Painted timber tongue and groove panelling. Central heating radiator.

## BEDROOM THREE

3.40m x 3.07m (11'2" x 10'1") Overlooking gardens and countryside beyond. Central heating radiator.

## BEDROOM FOUR

3.10m x 3.05m (10'2" x 10') Central heating radiator.

## BATHROOM

The bathroom is very elegant and luxurious with a traditional cast iron roll top bath with clawed feet. There is a heated towel rail, a "Heritage" wash hand basin and low flush lavatory. Corner shower cubicle.

## OUTSIDE TO THE FRONT

Approached down a private road leading to a block paved parking area in front of the detached double garage.

## DETACHED DOUBLE GARAGE

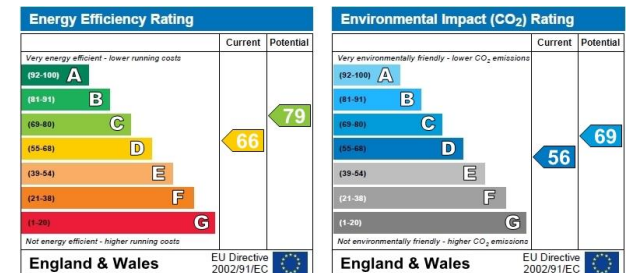
With roller shutter door and personnel door to garden.

## THE GARDEN

The South facing gardens has lovely views over the neighbouring paddocks. Adjoining the house is a large patio and the gardens are principally lawned with a number of small trees.. A large garden shed is included in the sale.

## REF

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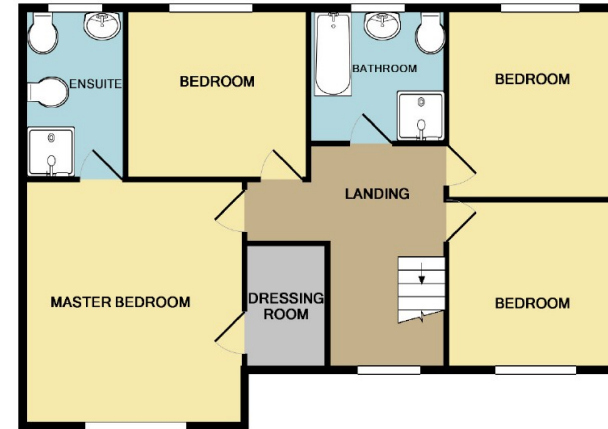








GROUND FLOOR



1ST FLOOR

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