



## The Barn, Main Street, Botcheston, LE9 9FF

- Spacious Barn Conversion
- Lounge, Kitchen, Conservatory
- 3 Good Beds, Bathroom & En-suite
- Double Garage & Parking
- Landscaped Rear Garden
- Popular Rural Village Location

A surprisingly spacious, well presented & appointed, gas centrally heated, sealed unit double glazed, three bed roomed, barn conversion of charm & character with well proportioned lounge\dining room, living conservatory, well equipped & fitted breakfast kitchen, utility room, family bathroom, en-suite shower room, double garage, additional off-road parking to rear courtyard and a delightful, landscaped, walled rear garden, in this sought-after west Leicestershire village. EPC D.

**£324,950**

## GENERAL INFORMATION:

The sought-after village of Botcheston is situated in west Leicestershire and is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, Earl Shilton, Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, as well as the M1\M69\M42 motorway network for travel north, south and west, the East Midlands and Birmingham International Airports, and the adjoining New National and Charnwood Forests with their many scenic country walks and golf courses.

The combined centres of Botcheston and Desford also offer a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including the Forest Hills Golf Club and there are regular bus services to the centres of Leicester and Hinckley.

## GENERAL DESCRIPTION:

This splendid barn conversion benefits from a double garage, additional off-road parking, a delightful, walled, landscaped rear garden and offers surprisingly spacious, gas centrally heated, sealed unit double glazed, well presented and appointed accommodation of charm and character, all on the ground floor, as described below:-



## ALL ON THE GROUND FLOOR:

Entrance door with obscure glazed inset and sealed unit double glazed side windows provides access to:

## ENTRANCE VESTIBULE

With wood stripped flooring, fitted coat pegs and glazed double French doors to:

## LOUNGE\ DINING ROOM

Comprising:

### DINING AREA

11'4 x 9'4 (3.45m x 2.84m)

With wood stripped flooring, double French doors to rear garden patio and feature exposed beams with access under to:



### LOUNGE AREA

15'4 x 12'8 (4.67m x 3.86m)

(into inglenook fireplace), with twin sealed unit double glazed front windows, central heating radiator, twin sealed unit double glazed French doors with matching side screens to rear garden terrace, feature inglenook fireplace with inset Natural Flame coal effect gas fire to brick fireplace surround with quarry tiled hearth and hardwood mantel shelf, t.v point and beamed ceiling with spotlight points within the inglenook.



## BREAKFAST KITCHEN

15'4 x 11'0 (4.67m x 3.35m)

Being splendidly equipped and fitted with units and equipment including one-and-a-half bowl stainless steel sink and drainer unit with hot and cold mixer tap inset to U-shaped rolled edge work surfaces with range of limed oak drawers and cupboards under, tiled splashbacks and sealed unit double glazed picture window with blind over. Integrated appliances include a Smeg stainless steel cooking range with six-plate gas hob, twin ovens and Smeg stainless steel cooker hood over set between double and single wall cupboards. Also with plumbing for dishwasher, space for fridge freezer, pull-out larder cupboard with double wall cupboard and wine racking adjacent, central heating radiator, twin sealed unit double glazed front windows with blinds and light fitting.



## SEPARATE UTILITY ROOM

7'7 x 6'1 (2.31m x 1.85m)

With sealed unit double glazed window, single drainer single bowl stainless steel sink unit with hot and cold mixer tap inset to rolled edge worktop with cupboard, plumbing for automatic washing machine and utility space under, fitted wall shelving over, alarm control panel, cushion flooring, central heating radiator and wall-mounted gas fired central heating boiler also supplying domestic hot water.

From the kitchen, an inner door provides access to:

## SPLIT-LEVEL INNER HALL

With sealed unit double glazed front window, two light fittings, roof void access, feature dado rail to walls, shelved airing cupboard housing lagged hot water cylinder off, sealed unit double glazed side window, part wood stripped flooring and stable-style door to:

## BUILT-ON CONSERVATORY

11'2 x 12'6 (3.40m x 3.81m)

With sealed unit double glazed surrounds to brick built base, sealed unit double glazed roof with ceiling light/fan point, flagged floor, wall light fitting and double and single part sealed unit double glazed French doors to raised terrace and garden.





The inner hall also leads to:

### **MASTER BEDROOM SUITE**

Comprising:



### **BEDROOM 1 (REAR)**

12'0 x 12'10 (3.66m x 3.91m)

With sealed unit double glazed side picture window affording a lovely view of the walled garden, in-built furniture comprising two sets of triple hanging and shelved wardrobes with adjoining bedside tables each with three drawers, open-plan shelving and dressing table with knee-hole and eleven drawers under. Also with central heating radiator, light fitting, t.v and telephone points and door to:



### **EN-SUITE SHOWER ROOM**

Being half tiled with three-piece white suite comprising fully tiled corner shower enclosure with fitted shower unit incorporating flexi hose to sliding track, together with glazed shower door, pedestal wash hand basin and low level w.c to half tiled surrounds. Also with ceramic tiled floor, electric shaver point, Xpel-air extractor fan, upright heated towel rail/radiator and two ceiling light fittings.



## BEDROOM 2

9'0 x 7'10 (2.74m x 2.39m)

(plus robe recess), with sealed unit double glazed side window, central heating radiator, ceiling mounted light fitting and three double hanging and shelved wardrobes.



## BEDROOM 3 (FRONT)

11'0 x 10'0 max. (3.35m x 3.05m max.)

With sealed unit double glazed picture window with blind, central heating radiator and ceiling mounted light fitting.



## FAMILY BATHROOM

With three-piece white suite comprising ceramic tiled bath with Victoria shower unit incorporating folding shower screen and fully tiled surrounds, low level w.c and pedestal wash hand basin to half tiled surrounds. Also with ceramic tiled floor, central heating radiator, triple spotlight fitting, Xpel-air extractor fan and leaded sealed unit double obscure glazed window with blind.



## OUTSIDE:

The property enjoys a narrow forecourt set behind wrought-iron railings and there is shared vehicular and pedestrian access under the adjoining canopy through to a rear courtyard which provides excellent turning space, the driveway continuing to an ATTACHED DOUBLE GARAGE measuring 17'9 x 16'7 with twin double timber entrance doors, roof void access and electric light. There is also block paved parking for two vehicles in front of the garage.



## **GARDENS**

Beside the garage doors, a personal door provides access into a lovely walled rear garden with shaped lawn, raised patio, well stocked side and raised borders of specimen shrubs, bushes and ornamental trees. The property also benefits from external security lighting and an outside electric power point.



## **SERVICES:**

All mains services are understood to be available. Hot water for central heating and domestic purposes is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units and benefits from a security alarm system.

## **FIXTURES AND FITTINGS:**

All fixtures and fittings mentioned in the sales particulars, together with fitted floor coverings and remaining light fittings, are included in the sale.

## **VIEWING:**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## **FLOOR PLANS:**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## **MAKING AN OFFER:**

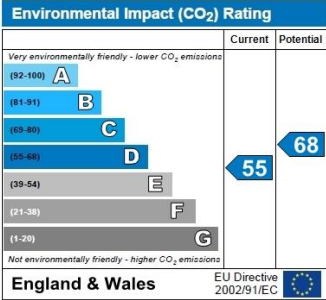
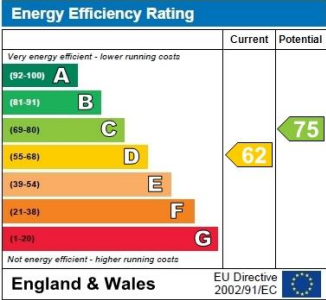
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## **IMPORTANT INFORMATION:**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.









## Directions

Proceed out of the Leicester City centre in a westerly direction along the A47 Hinckley Road, continuing through Western Park and Leicester Forest East, towards Hinckley. Soon after leaving Leicester Forest East, turn right at the staggered traffic light junction towards Desford and proceed into Desford, as signposted. Upon entering Desford, take the first turning right, opposite the school, and leave the village down the hill, passing over the level crossing, into Newtown Unthank. Take the next turning left into Botcheston and continue through Botcheston along Main Street, towards Merry Lees. About half way through the village, just beyond the telephone box, "The Barn" can be found on the left hand side, as identified by the agents for sale board.

## Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

## Contact us on

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