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# SYCAMORE HOUSE

HUNGARTON, LEICESTERSHIRE

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## Sycamore House

Main Street, Hungarton,  
Leicestershire

A former Georgian farmhouse, this stunning Grade II Listed family home has been wonderfully restored maintaining many original features and much charm and character, located in the heart of the village with a separate home office.

Entrance hall | Four reception rooms | Dining kitchen | Utility room | Cellar | Five double bedrooms | Two bathrooms | Private and well established gardens | Separate home office with annexe potential |

### ACCOMMODATION

The property boasts many original features to include fireplaces, beamed ceilings and sliding Yorkshire windows. The property is entered into a spacious entrance hall with stairs rising to the first floor. To the right off the inner hallway is a cellar and three reception rooms. The sitting room is a wonderfully light room enjoying a triple aspect and a feature open fireplace. The second reception room, currently used as the music room also features an exposed ceiling beam. The third reception room, currently used as a study has an ornate cast iron fireplace.

Off the entrance hall is the family room, which benefits from a dual aspect and oozes yet more charm. A door off gives access into the dining kitchen which has a window overlooking the garden and a door to a paved patio area. The kitchen has Travertine tile flooring and benefits from a good range of base cupboards and drawers with granite work surfaces over and a two bowl stainless steel sink. Appliances include a Bosch dishwasher and a Rangemaster Professional cooker with extractor hood over. A door to the rear of the kitchen leads to the utility room where there is a further range of cupboards with work surfaces over. There is space and plumbing for white goods and storage cupboards. The ground floor accommodation is completed by a downstairs WC off the utility room.

Stairs rise to the spacious galleried landing. To the far right is where the master bedroom can be found, along with two further double bedrooms, one of which benefits from built-in wardrobes. A family bathroom comprises a WC, wash hand basin, bath and separate shower enclosure. To the left of the landing are two further double bedrooms, both with built-in cupboards. The internal accommodation is completed by a further bathroom comprising a wash hand basin, WC, bath and separate shower enclosure. Off the bathroom is a good sized walk-in eaves storage cupboard.

### OUTSIDE

Timber double gates give access to the gravelled driveway providing parking for several vehicles. There is also a pedestrian gate from which a paved path leads to the front door. The south west facing gardens are well established with mature trees, lawned areas, flower beds and a paved patio. There is also a vegetable garden with raised beds and a brick built outhouse for garden storage. The current owner has converted the outbuildings and garage into a three room home office with a kitchen and WC. This could easily be used as an annexe.

### LOCATION

Hungarton is a thriving village with a strong sense of community offering a parish church, village hall, tennis court and play area, and a popular pub. A wider range of amenities are available within nearby Billesdon village which offers a GP surgery, village store and post office. Wider afield, Market Harborough offers niche shopping, supermarkets and a mainline railway connection to London St. Pancras. Leicester, to the west, offers amenities normally associated with a large regional centre. The village is surrounded by some of Leicestershire's most attractive rolling countryside.

### DIRECTIONAL NOTE

Proceed out of Market Harborough on the B6047 sign posted to Melton Mowbray. Continue through the villages of Church Langton and Tur Langton. At the A47, turn left and then take the first right onto Coplow Lane. When you approach the Tilton Lane, turn left and then right. Continue on this road, then turn right onto Barley Leas. On entering the village of Hungarton, continue along Main Street where the property can be found on the right hand side on the corner of Church Lane.





# Sycamore House, Main Street, Leicester, LE7 9JR

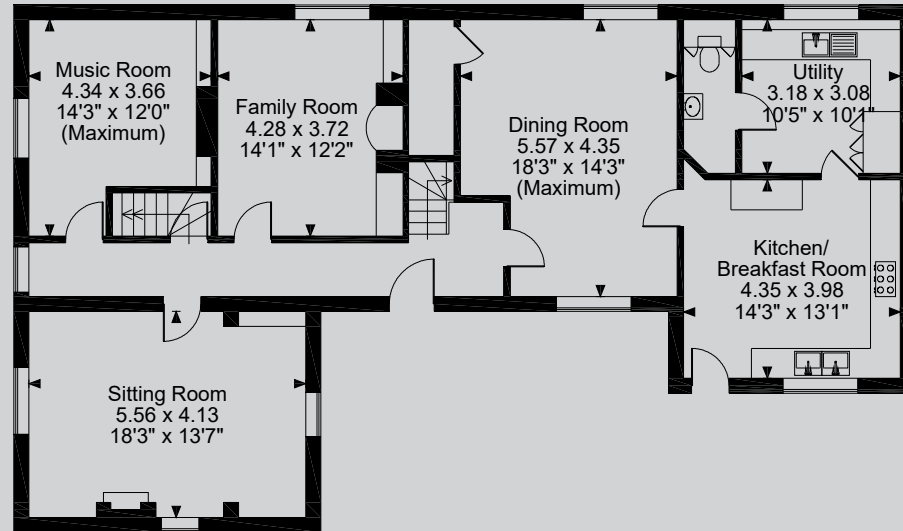
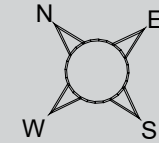
Approximate Gross Internal Area

Main House = 2915 Sq Ft/271 Sq M

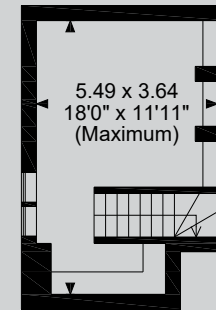
Office = 572 Sq Ft/53 Sq M

Total = 3487 Sq Ft/324 Sq M

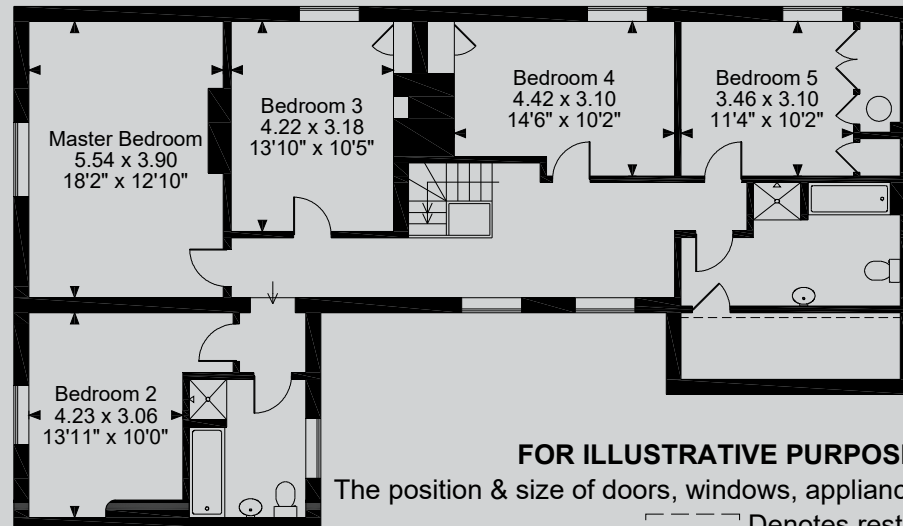
Quoted Area Excludes 'External Room'



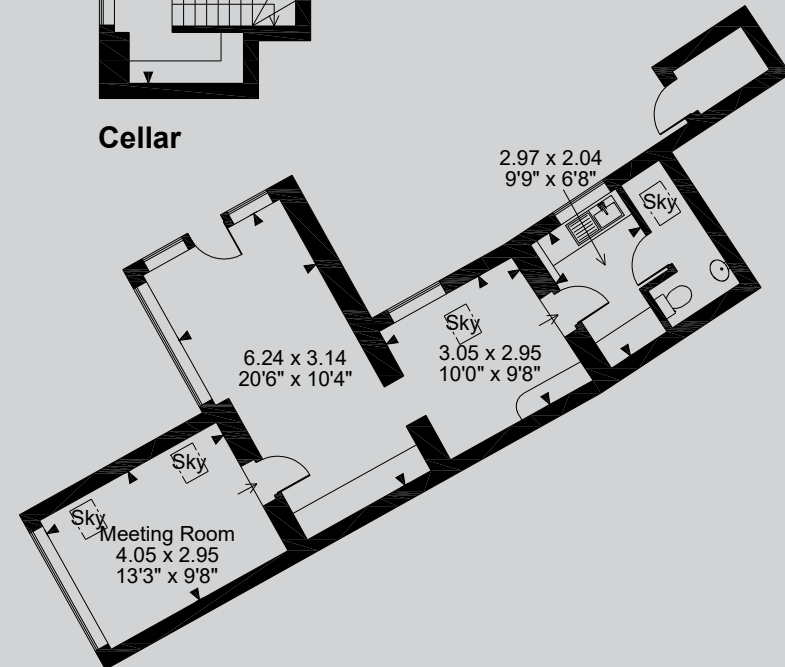
Ground Floor



Cellar



First Floor



Office

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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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.

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