



JAMES
SELICKS

TANGLEWOOD

KEYHAM, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



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Tanglewood

Snows Lane
Keyham
Leicestershire LE7 9JS

Holding an elevated position with some stunning views over open countryside to the front, a substantial detached family home set over three floors, within magnificent landscaped gardens. The property, although sizable, would benefit from remodelling (subject to the necessary planning consents) to provide a superb family home.

Porch | entrance hall | family room | sitting room | dining room | breakfast kitchen | utility room | shower room | two ground floor bedrooms | bathroom | dual staircases | two first floor bedrooms | cloakroom | bathroom | lower ground floor accommodation providing extensive garaging/storage facilities | return driveway | extensive car standing | landscaped front and rear gardens | EPC - F

ACCOMMODATION

The property is entered via a porch and a uPVC double glazed front door leading into the entrance hall housing the stairs to the first floor, an airing cupboard and a further useful storage cupboard. The family room has an open fireplace with a stone and slate surround, built-in cupboards, uPVC double glazed door and sliding windows leading to a front balcony. The sitting room houses the secondary staircase and enjoys a feature ornate carved fireplace surround with marble insets and open fire, uPVC double glazed windows to the front and rear elevations and sliding patio doors to a side balcony. The dining room has uPVC double glazed windows to the side and rear elevations, double glazed sliding patio doors to the rear elevation and access to the lower ground floor garage/storage areas. The breakfast kitchen has a range of oak eye and base level units, stainless steel double bowl sink with mixer tap over, a double oven with four-ring halogen hob with extractor unit above, a breakfast area with tallboy units and drawers, uPVC double glazed window to the side and further double glazed window to the rear. A utility room provides a range of base level units, stainless steel sink with mixer tap above, plumbing for automatic washing machine and tumble dryer, uPVC double glazed window to the rear and door to the side. A ground floor shower room provides a white three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure, uPVC double glazed window to the rear and rooflight. Ground floor bedroom one has built-in storage units and a uPVC double glazed window to the front. Ground floor bedroom two has built-in wardrobes with cupboards over, inset wash hand basin with cupboards under and a uPVC double glazed window to the side. A ground floor bathroom provides a three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower attachment over, uPVC double glazed window to the side.





Dual staircases lead to the first floor landing housing an airing cupboard and giving access to the master bedroom which enjoys built-in wardrobes and a vanity unit, wash hand basin and four uPVC double glazed windows to the front, side and rear elevations. A bathroom provides a five piece suite comprising enclosed WC, twin Corian wash hand basins with cupboards beneath, bath with shower attachment over, separate shower enclosure, chrome heated towel rail and a uPVC double glazed window to the rear elevation. Bedroom two has built-in cupboards, a pedestal wash hand basin and two uPVC double glazed windows to the front and rear elevations. Bedroom three has a walk-in wardrobe and a uPVC double glazed window to the rear elevation. A cloakroom provides a two piece suite comprising low flush WC, pedestal wash hand basin and a uPVC double glazed window to the rear elevation.



OUTSIDE

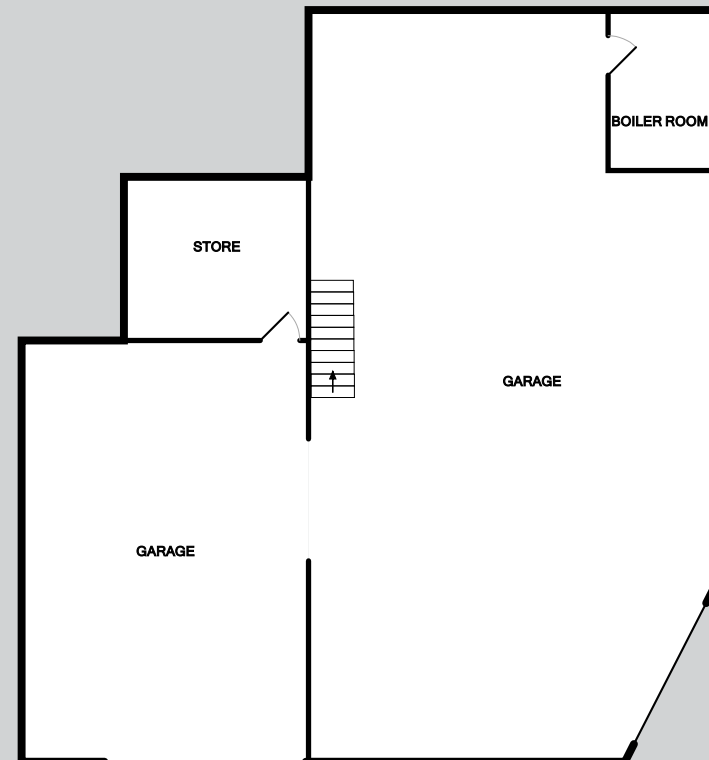
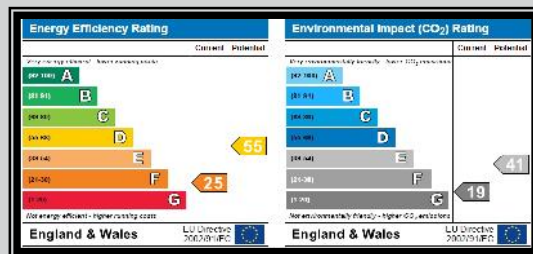
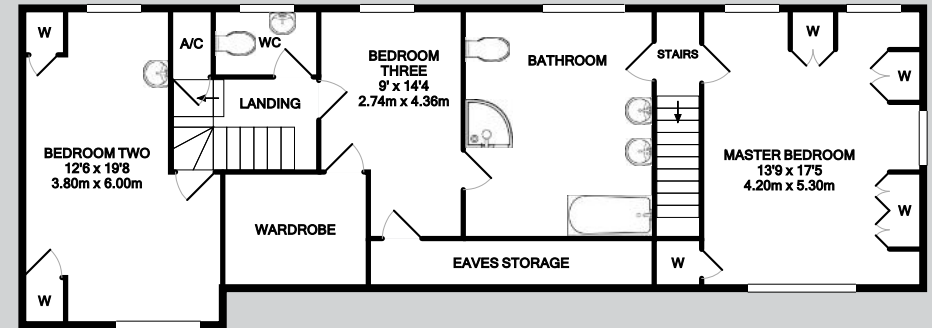
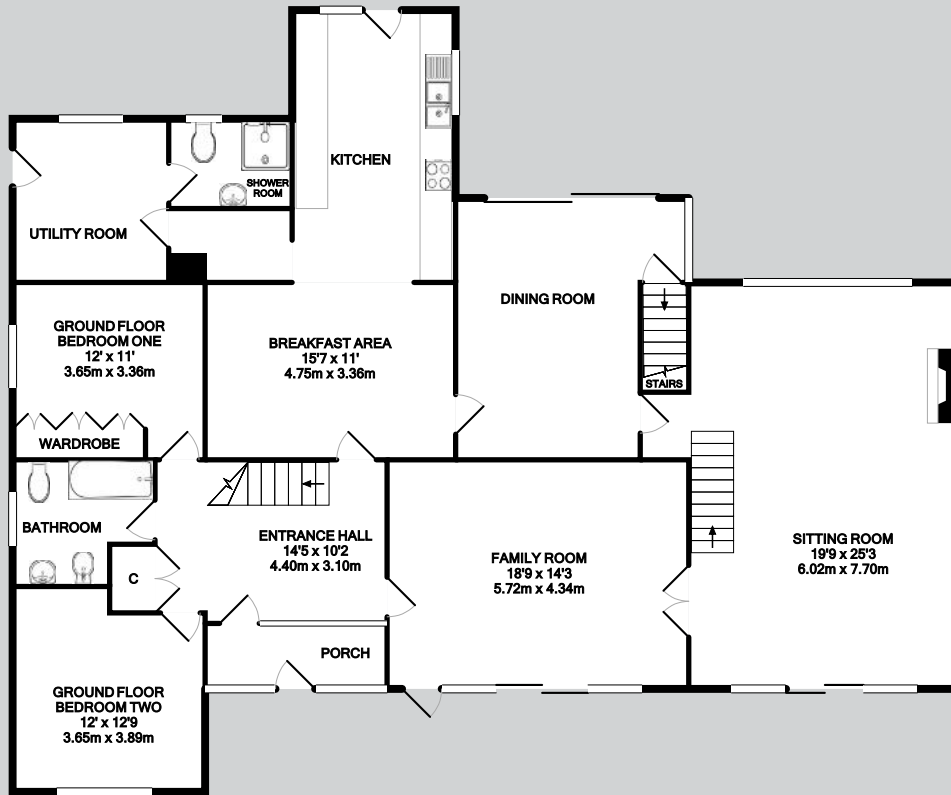
The property enjoys lawned front gardens, a return driveway providing car standing for several vehicles and leading to twin electrically operated garage doors providing access to the lower ground floor garaging/storage areas which can house approximately 8 vehicles, and a boiler room. To the rear of the property are large patio areas, further off street car standing and magnificent lawned gardens with planted borders, a large outdoor swimming pool with covered seating area, sauna and pump room.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, bearing left at the Shell Trocadero petrol station into Scraftoft Lane. Upon entering Scraftoft take a left hand turn just opposite The White House pub into Scraftoft Rise, bearing right onto Main Street and left onto Beeby Road. Follow this road out of the village bearing eventually right into Keyham Lane East. Follow this road for its entirety and upon entering the village take the first right hand turn into Snows Lane where the property can be located towards the end of the cul-de-sac.







Tanglewood, Snows Lane, Keyham, Leicestershire LE7 9JS

Total Approximate Gross Internal Floor Area = 4717 SQ FT / 438 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.



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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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