



Double
Garage



 **EDWARDS**
SALES AND LETTINGS

Newton Road

Heather, LE67 2RH

£775,000

- FIVE BEDROOMS (FOUR WITH ENSUITE)
- TWO RECEPTION ROOMS
- PRIVATE GATED LARGE DRIVEWAY
- GARAGE
- ORANGERY WITH BI-FOLD DOORS
- COUNTRYSIDE VIEWS
- LANDSCAPED GARDENS
- UTILITY ROOM



WHAT A STUNNING FAMILY HOME! This is a SUBSTANTIAL EXTENDED DETACHED PROPERTY which is SET IN ITS OWN PRIVATE GROUNDS with FANTASTIC COUNTRYSIDE VIEWS. Boasting FIVE BEDROOMS (FOUR WITH EN SUITE), including the MASTER BEDROOM which has an ADJOINING DRESSING ROOM (TWO MORE BEDROOMS HAVE THE SAME). Downstairs there is a CONSERVATORY complete with BI-FOLD DOORS out to the garden, plus TWO RECEPTION ROOMS leading to a CONTEMPORARY OPEN PLAN KITCHEN/DINER with a separate UTILITY ROOM. There's also a GARAGE, STORE ROOM and downstairs W.C. What's more the HOT TUB is being sold with the property!

RECEPTION HALL

11' 10" x 11' 4" (3.61m x 3.45m) Archway framed by PVCu double glazed French doors with inset leaded glazed windows lead into a spacious reception hall

with slate flooring, storage cupboards and feature mirror. A secondary PVCu front door with decorative glass panelling allows entry into the inner hallway of the house with oak flooring, radiator and doors leading to kitchen/breakfast room, beauty room, WC and hot tub room.

KITCHEN/BREAKFAST ROOM

27' 3" x 15' 1" (8.31m x 4.6m) Bespoke installed kitchen featuring a range of contemporary wall, base and drawer units with granite work surfaces and splashback and central island providing bar stool eating area with wooden work surface. Range cooker with double oven and combination of gas/electric hob with overhead extractor fan, integrated microwave, fridge/freezer, dishwasher and plate-rack, Porcelain floor with underfloor heating and large area for dining table. French doors leading to back garden, door to adjacent utility room. Open plan to both orangery and family/snug room.

UTILITY ROOM

11' 6" x 6' 8" (3.51m x 2.03m) Fitted with a range of wall and base wooden units with laminate work surfaces, stainless steel sink drainer, and under-counter space and plumbing for washing machine and dishwasher. Tiled porcelain flooring with under-floor heating.

SITTING ROOM

20' 9" x 11' 9" (6.32m x 3.58m) PVCu double glazed bay window to front elevation and further PVCu double glazed window to side elevation. Contemporary fireplace, radiators and carpet.

FAMILY ROOM/SNUG

12' 3" x 11' 8" (3.73m x 3.56m) PVCu double glazed bay window to front elevation, wood burning stove with granite hearth and oak beam mantelpiece, oak flooring and radiators. Opening to kitchen/breakfast room and doors leading to adjacent sitting room.

ORANGERY

27' 3" x 15' 1" (8.31m x 4.6m) Sweeping orangery fitted with bespoke lantern light to ceiling and upgraded aluminium double glazed bi-fold doors stretching the length of the room opening entire room to back garden and terraces. Laminate wood flooring, spotlight ceiling and radiators.

HOT TUB ROOM

13' 0" x 12' 8" (3.96m x 3.86m) Large American-style modern hot tub with cover and steps, wet-room shower, wood framed ceiling with exposed beams, tiled flooring, surrounded by PVCu double glazed windows and bi-fold doors to rear gardens giving in-door/out-door spa-effect feel.

BEAUTY ROOM

16' 11" x 6' 5" (5.16m x 1.96m) Tranquil space with feature wall, porcelain tiled floor with underfloor heating and doors leading to storage room and garage.

DOWNSTAIRS W.C.

Two piece suite comprising close coupled W.C and pedestal wash hand basin with storage cupboards, ladder style radiator and porcelain tiled flooring.

BEDROOM ONE

12' 2" x 11' 10" (3.71m x 3.61m) The magnificent main bedroom suite incorporates a generous bedroom, separate luxury bathroom and bespoke dressing room. Immaculate decorative order, with feature wall, carpet, radiator and PVCu double glazed window to front elevation.

DRESSING ROOM (BEDROOM ONE)

15' 8" x 8' 2" (4.78m x 2.49m) Fitted with a range of wooden wardrobes and chests of drawers, together with specific dressing table area. Oak wooden flooring and underfloor heating, PVCu double glazed window to rear elevation.

EN SUITE (BEDROOM ONE)

11' 6" x 10' 4" (3.51m x 3.15m) Free standing roll top

bathtub, wet room shower, bespoke vanity unit sink with mirror and fitted cupboards, close coupled WC, contemporary tiled flooring and walls and ladder style radiator.

BEDROOM TWO

12' 3" x 11' 9" (3.73m x 3.58m) Feature wall, carpet, radiator and PVCu double glazed window to front elevation, open to ensuite dressing room which could also be another bedroom.

DRESSING ROOM (BEDROOM TWO)

18' 4" x 9' 3" (5.59m x 2.82m) Oak wood flooring with under floor heating, built in wardrobes with sliding doors, PVCu double glazed window to front elevation and door to ensuite bathroom.

EN SUITE (BEDROOM TWO)

11' 2" x 5' 0" (3.4m x 1.52m) Modern three piece suite comprising close coupled W.C, pedestal wash hand basin and bath. Tiled floors and walls and radiator, with PVCu double glazed window to front elevation.







BEDROOM THREE

11' 4" x 9' 10" (3.45m x 3m) Feature wall, oak wood flooring with underfloor heating, mirror fronted fitted wardrobes with sliding doors and PVCu double glazed window to rear elevation. Opening to en suite dressing area.

DRESSING AREA

9' 4" x 5' 2" (2.84m x 1.57m) Oak wood flooring with underfloor heating, PVCu double glazed window to rear elevation and door to en suite bathroom.

EN SUITE (BEDROOM THREE)

9' 4" x 6' 0" (2.84m x 1.83m) Fitted with a three piece suite comprising built in unit encompassing close coupled W.C, pedestal wash hand basin and storage cupboards. Bath with shower and glass shower screen, radiator and tiled flooring with underfloor heating, PVCu double glazed window to rear elevation.

BEDROOM FOUR

13' 11" x 13' 9" (4.24m x 4.19m) PVCu double glazed

window to front elevation, oak wood flooring, range of fitted bedroom furniture including wardrobes and drawers, under-floor heating and door to en suite bathroom.

EN SUITE (BEDROOM FOUR)

9' 5" x 7' 6" (2.87m x 2.29m) Fitted with a three piece suite comprising close coupled W.C, pedestal wash hand basin and bath with shower and glass shower screen, radiator and tiled flooring, PVCu double glazed window to side elevation.

STUDY/BEDROOM 5

9' 9" x 7' 9" (2.97m x 2.36m) Oak wood flooring and PVCu double glazed window to rear elevation.

OUTSIDE

Set behind wrought iron railing electric gates, the house sits surrounded on all sides by its grounds. Sweeping driveway for multiple cars leading to expansive front lawned area with mature planted borders, shrubs and trees. Decking sweeps round the

side of the property to a multi-purpose back garden encompassing patio area for seating and barbecue and terraces that extend from downstairs garden rooms. Securely enclosed by a mixture of brick walls, wooden fencing and private hedges.

GARAGE

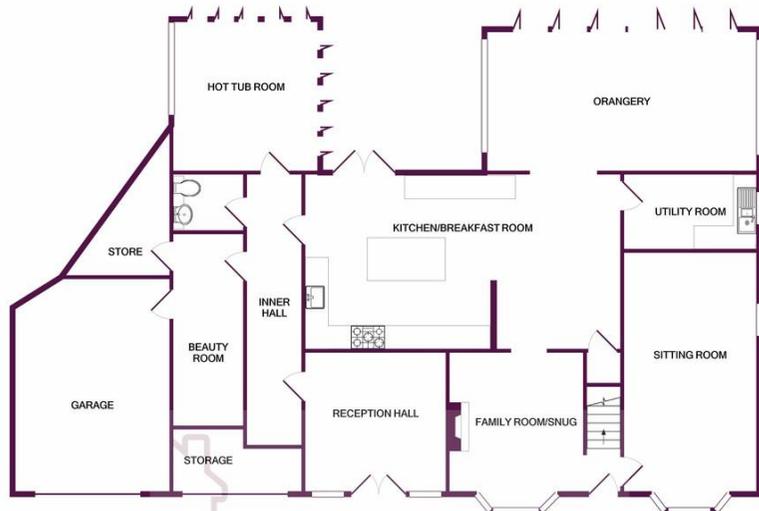
18' 4" x 13' 8" (5.59m x 4.17m) Double garage with solid wood sliding doors.

GENERAL NOTE

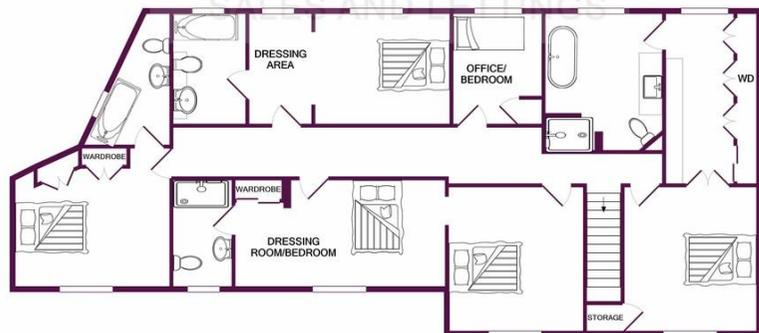
Please contact Clare, Dominique, Katie or Liz to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

