



STEPPING STONES  
MILL HILL ROAD, ARNESBY, LE8 5WG

PRICE £695,000

ANDREW GRANGER & CO

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A stylishly extended and superbly appointed four bedroomed detached family home having the advantage of a large rear garden located within the heart of the highly sought after south Leicestershire village of Arnesby.

The wonderfully spacious ground floor accommodation is approached via an impressive reception hall with parquet flooring and excellent storage cupboards and a useful walk-in cloaks/boots cupboard, family room with cast iron log burner and bay window to front, study, spacious lounge with bay window, herring bone wood block flooring and feature stone fireplace. Double doors lead through to the dining room with bi-fold doors opening onto the gardens.

The spectacular open plan living kitchen is undoubtedly the focal point of the house, fitted to a high specification with an extensive range of base and wall cupboards, granite working surfaces including a feature central island, and bi-fold doors, French double doors and a double glazed window enjoying views over the garden creating an abundance of natural light. There is also a fitted utility room and a cloakroom/wc.

On the upper floor off a central landing are four double bedrooms including a superb principal bedroom with French double doors and Juliet balcony overlooking the gardens and en-suite bathroom. The superbly appointed family bathroom includes a separate shower.

Stepping Stones is set well back from the road screened by a mature hedge with an extensive gravel driveway to the front and a garage. The beautifully landscaped gardens are of excellent size enjoying an easterly aspect with lawned areas, mature trees and shrub beds, pond, chicken run, vegetable beds together with paved and gravelled seating areas enjoying a high degree of privacy.

#### LOCATION

The property is located in the heart of the highly sought after village of Arnesby which is surrounded by some of south Leicestershire's most attractive open countryside, and has a reputable primary school, medieval church and restaurant, and the village has a strong sense of community. The city of Leicester lies some 8 miles to the north, Market Harborough some 10 miles to the south east, both of which have mainline rail services to London St Pancras. Shopping and supermarket facilities are available in Blaby, Wigston, Oadby, Kibworth, Market Harborough and Lutterworth.



#### ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating, the beautifully presented and well proportioned interior comprises:

#### GROUND FLOOR

##### RECEPTION HALL

Via traditionally styled front door with double glazed side screens to either side, alarm control panel, parquet exposed wooden flooring, radiator and staircase rising to first floor, doors leading to principal reception rooms, storage cupboards comprising shelving space.

##### BOOT/CLOAKS CUPBOARD

##### STUDY 9'2" x 12' max (2.79m x 3.66m max)

Double glazed window to rear elevation, radiator and built-in shelving.

##### LOUNGE 14'8" x 15'9" plus bay (4.47m x 4.80m plus bay)

Large double glazed bay window to front elevation, parquet wooden flooring, fireplace with stone surround and double doors leading to dining room.

##### DINING ROOM 14'9" x 11'10" (4.50m x 3.61m )

With bi-fold doors onto the rear gardens and radiator.

##### FAMILY ROOM 12' x 14'9" plus bay (3.66m x 4.50m plus bay)

With large double glazed bay window to front elevation, radiator and log burner.

##### LIVING KITCHEN 20'6" x 18' (6.25m x 5.49m )

Open plan living/dining kitchen with a good range of base and wall mounted cupboards with granite work surface over, two bowl Belfast sink, cream coloured Aga, integrated dishwasher and space for American style fridge/freezer. Large central island with granite work surface over and range of cupboards and drawer space under, breakfast bar seating, ceramic tiled floor, double glazed window to rear elevation and bi-folding doors giving access onto the rear gardens, further French door to the side.

##### PANTRY 7'4" x 4'7" (2.25m x 1.40m)

A purpose built pantry with extensive shelving.

##### UTILITY ROOM 6'9" x 9'10" (2.06m x 3.00m )

With work surface and stainless steel sink and drainer unit, plumbing for a washing machine and space for tumble dryer, tiled flooring, radiator and double glazed window to side elevation.



#### **CLOAKROOM/WC**

Half pedestal wash hand basin and double glazed window to side elevation, radiator.

#### **FIRST FLOOR**

#### **LANDING**

#### **PRINCIPAL BEDROOM 13'7 x 11'6 (4.14m x 3.51m )**

Delightful master bedroom suite with en-suite dressing area and bedroom with Juliet balcony overlooking the rear gardens. With bedroom area comprising radiator, useful eaves storage space and French doors opening onto Juliet balcony.

#### **DRESSING ROOM**

With extensive built-in wardrobes with hanging space and built-in drawer cupboards and doorway leading to en-suite.

#### **EN-SUITE BATHROOM 10' x 5'7 (3.05m x 1.70m)**

Comprising a luxuriously appointed en-suite with contemporary vanity style sink unit with cupboard space under, bath with tiled surround, shower cubicle with tiled surround, extractor fan, electric shaver point, and Velux window to side.

#### **BEDROOM TWO 14' x 9'4 (4.27m x 2.84m )**

With double glazed window to front elevation and radiator, access to eaves storage space.

#### **BEDROOM THREE 10'6 x 11'9 (3.20m x 3.58m )**

Double glazed window to rear elevation, radiator and access to eaves storage space.

#### **BEDROOM FOUR 10'6 x 10'2 (3.20m x 3.10m )**

With window to side elevation, radiator and wardrobe cupboard with hanging space.

#### **FAMILY BATHROOM 9'3 x 7'10 (2.82m x 2.39m )**

Beautifully appointed bathroom suite with vanity sink unit with drawer space under, low flush wc, bath with tiled surround and shower attachment, separate shower cubicle with tiles surround and radiator, ceramic tiled flooring and double glazed window to rear elevation.

#### **OUTSIDE**

The property is set well back from the road with a mature hedge and gravelled driveway.

#### **GARAGE 15'9 x 9' (4.80m x 2.74m )**

Electrically operated door, side window and rear door.









Delightful rear garden of excellent size enjoying an easterly aspect with a gravelled area immediately to the rear of the house, extensive lawn with mature flower and shrub borders, variety of specimen trees creating a high degree of privacy, pathway leading to a pond, chicken run, timber garden shed, raised vegetable beds and herbaceous garden. There are paved and gravelled area providing seating space.

#### **FIXTURES & FITTINGS**

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.

#### **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating D.

#### **COUNCIL TAX**

Council Tax Band F. For further information contact Harborough District Council 01858 828282

#### **STAMP DUTY**

The following SDLT rates apply until 31st March 2021:

Up to £500,000 - Zero

The next £425,000 (the portion from £500,001 to £925,000) - 5%

The next £575,000 (the portion from £925,001 to £1.5m) - 10%

The remaining amount (the portion above £1.5 million) - 12%

A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

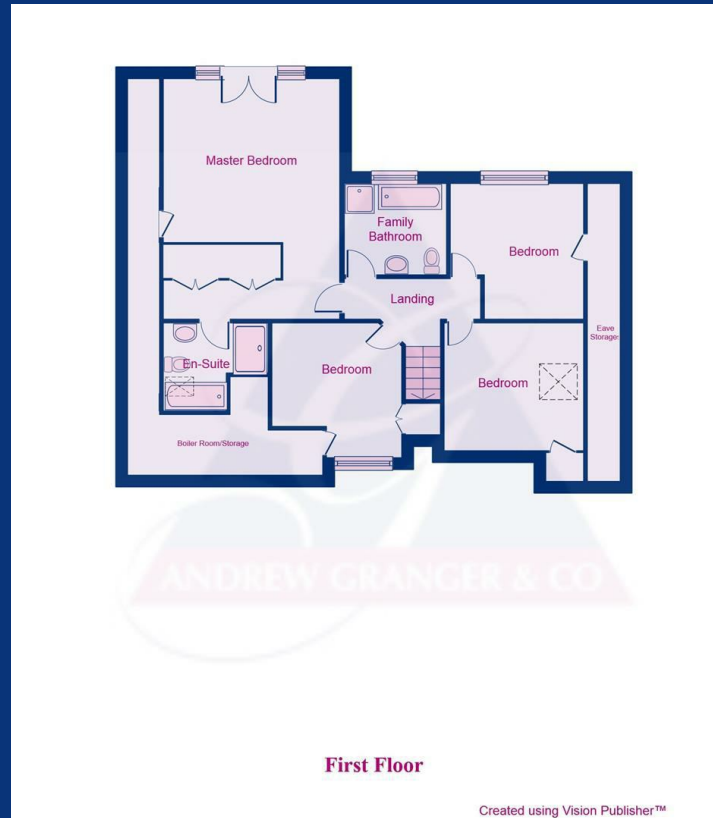
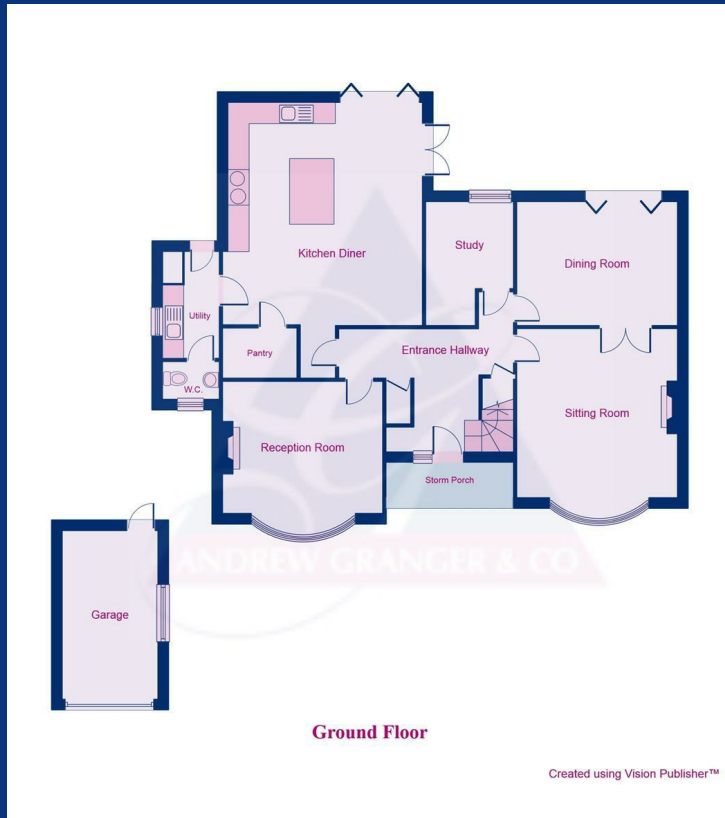
#### **MONEY LAUNDERING**

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.





## LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

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**Call 01858 431 315**

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**RICS**



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