



Sinclair

86 Maplewell Road, Woodhouse Eaves, Leicestershire, LE12 8RA

£615,000

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Property at a glance

- Detached Family Home
- Accommodation over 3 Floors
- Modernisation Required
- Council Tax Band*: E
- Generously Proportioned Gardens
- Four Bedrooms
- Two Reception Rooms
- Price: £615,000

Overview

Set back from the road and occupying a generously proportioned and private plot this detached family home offers excellent potential with accommodation laid over three floors and situated in the ever sought after village of Woodhouse Eaves. The accommodation needs some modernisation and in brief comprises: porch, reception hall, living room, separate dining room, fitted breakfast kitchen, downstairs cloaks / WC. On the first floor a landing gives way to three double bedrooms, family bathroom and to the second floor there is a landing area accessing the top floor bedroom with pleasant outlook to the rear. Outside there is a front garden and driveway providing ample parking, which in turn leads to the garage and rear. The rear garden is a particular feature of sale being mature and private.

Location**

Woodhouse Eaves is located on the side of Beacon Hill, in the Charnwood Forest area of Leicestershire. It has a mixture of property, although it is more dense in old houses, making it one of the most expensive villages in the county. The rural village runs along several main streets, which run from Beacon Hill (a local country park and beauty spot). There are several pubs, restaurants and shops (including a SPAR), a Community Centre and Primary School (St Pauls). Surrounded by stunning countryside including Bradgate park makes this village ideal for those who enjoy the outdoors, walking, cycling and golf with two nearby courses (membership only). Nearest Airport: East Midlands (9.9 miles). Nearest Train Station: Loughborough (5.2 miles). Nearest Town/City: Loughborough (4.6 miles). Nearest Motorway: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

Arched entrance with leaded light windows set to door and adjacent windows through to the entrance porch.

ENTRANCE PORCH

The entrance porch has period check tiled flooring, entrance door with feature stain glass and leaded light window with matching port hole window through to the reception hall.

RECEPTION HALL

The reception hall has a dog legged balustrade staircase accessing the first floor with an under stair storage cupboard, radiator and doors accessing the downstairs cloakroom / WC, living room and the breakfast kitchen.

DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a low flush white WC and wash hand basin. Double glazed opaque glass window to the side elevation.

LIVING ROOM

18' x 13'9" (5.49m x 4.19m)

(To the side of chimney breast)

Open granite style fireplace with raised hearth, double glazed windows to the front elevation, two radiators, picture rail and open access to the dining room.

DINING ROOM

16'5" x 10'8" (5.00m x 3.25m)

(Not including alcove recess)

Double glazed sliding patio doors overlooking and accessing the garden, radiator, picture rail and serving hatch through to the breakfast kitchen.

BREAKFAST KITCHEN

16'5" x 8' min & 12'5" max (5.00m x 2.44m min & 3.78m max)

One and a half bowl single drainer composite sink unit with chrome mixer tap over and fitted shaker style units to the wall and base, roll edge work surface with tiled surround. Integral appliances including: four ring Neff gas hob with matching stainless steel extractor canopy hood over and pan drawers under, electric oven, under counter fridge and freezer, plumbing for dishwasher and plumbing for washing machine, additional under unit space for a further kitchen appliance currently housing a tumble dryer, corner space saving units and pull out larder style cupboard. Wall mounted gas fed boiler, double glazed window to the side elevation, a further double glazed window overlooking and accessing the mature gardens. Radiator, door accessing a rear lobby with storage cupboard and access to the rear garden.

ON THE FIRST FLOOR

On the first floor a landing gives way to three double bedrooms and a family bathroom. Staircase accessing the top floor bedroom.

BEDROOM TWO

12'1" x 10'1" (3.68m x 3.07m)

(To the front of wardrobe / cupboards)

Double glazed window to the rear elevation and a radiator.

BEDROOM THREE

12'3" x 9'6" (3.73m x 2.90m)

(To the side of chimney breast)

Double glazed window to the rear elevation and a radiator.

BEDROOM FOUR

13'11" x 7'6" (4.24m x 2.29m)

Double glazed window to the front elevation and a radiator.

FAMILY BATHROOM

The family bathroom is fitted with a white four piece suite comprising: Claw foot and roll top bath with telephone style chrome mixer shower tap, walk in shower cubicle with thermostatic shower and drencher shower head, additional shower head and hose, vanity unit with inset Savoy wash hand basin with chrome mixer tap over and cupboards under, low flush WC, tiled flooring, chrome and combination towel rail and radiator. Double glazed opaque glass window to the front elevation.

ON THE SECOND FLOOR

The second floor landing area has built in storage cupboard, double glazed uPVC window to the rear elevation with pleasant outlook.

BEDROOM ONE

12'7" x 10'11" (3.84m x 3.33m)

(With some restricted head heights)

uPVC double dormer window with pleasant outlook, radiator and eaves storage.

OUTSIDE

The plot position and gardens are a particular feature of sale. The property is set back from Maplewell Road with a mature front garden and a variety of plants shrubs and trees. There is a driveway providing ample off road car parking which continues to the side accessing the brick built garage. There is gated access to the rear garden.

The rear garden is generously proportioned mature and with privacy. To the rear of the property is a block paved pathway and shaped lawn leading to a circular slabbed patio area, the block paved pathway continues to the main garden laid to lawn with hedged boundaries and planing borders, variety of shrubs and trees including a mature apple tree.

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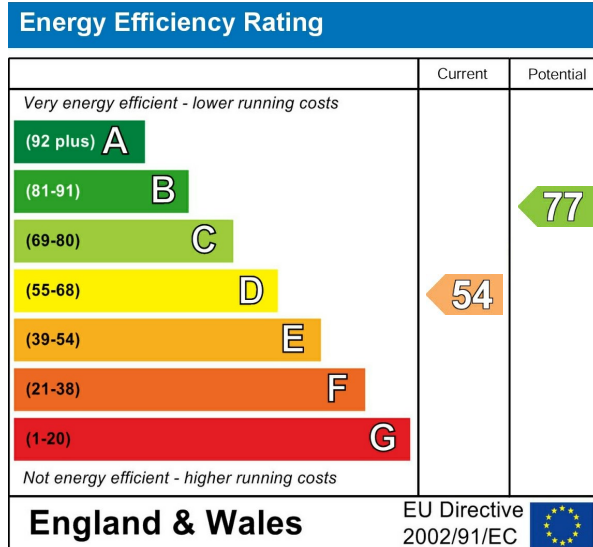
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All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Money Laundering

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Tenure

We are advised by the vendor(s) that the premises are Freehold

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