

# KINGS ORCHARD

BURTON OVERY, LEICESTERSHIRE

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## Kings Orchard

Burton Overy  
Leicestershire

A sensational village house, quietly situated on an approximate 0.7 of an acre plot with south facing gardens overlooking fields beyond.

Super prime village | A near traffic free country lane | Many scenic walks in nearby countryside | Easy access to amenities and schooling | Rail connections to London from Market Harborough and Leicester | Five bedrooms | Three reception rooms | Scope for further extension (subject to consent) |

### ACCOMMODATION

Kings Orchard is a beautifully maintained gas centrally heated and double glazed family home and an extremely rare visitor to the open market. The house has an oak front door which leads to a spacious hallway with staircase off and a feature glazed window, and a cloakroom off. The principal sitting room is located to the rear of the house with an oak boarded floor and a bank of windows and French doors providing fabulous views over the gardens and views to the rear. There is a log burning stove within the chimney breast. There are two further reception rooms to include a dining room and a drawing room.

A splendid kitchen is well fitted with traditional knotted Oak cabinetry and granite work surfaces, Belfast sink, a gas fired range in a chimney breast, dishwasher and refrigerator. Typical of this house are large picture windows to the front and rear providing a light filled room with lovely views. The dining and sitting area within the open plan kitchen completes this fabulous space. A lobby leads to a utility room and side external access.

A staircase and landing gives access to four bedrooms, the master has a fantastic ensuite shower room. The second bedroom also benefits from an ensuite dressing room and ensuite bathroom. Bedrooms three and four share the family bathroom. A second staircase leads to a guest bedroom with an ensuite shower room above the garage.

### OUTSIDE

Kings Orchard is set nicely back from a very quiet rural lane and accessed via an in and out driveway with plenty of parking and access to a car port and double garage beyond. The gardens are laid to the front, side and rear, and although already a very comfortable size does provide an opportunity for extensions subject to the usual consents.

### LOCATION

This picturesque south Leicestershire conservation village is without doubt one of the most sought after locations within the County with the pretty street scenes, high quality housing and a strong community spirit all significant factors. Very convenient for Leicester, Market Harborough and Great Glen, Burton Overy retains its rural charm and remains a working farming community with very little through traffic. The village itself has an active church congregation, a popular public house and a village hall with nearby Great Glen providing local amenities catering for all day-to-day needs.

The area is also extremely popular for those seeking access to local schooling of which Stoneygate School and Leicester Grammar are within a five minute car journey, with further afield the village of Oakham being less than approximately half-an-hour away.

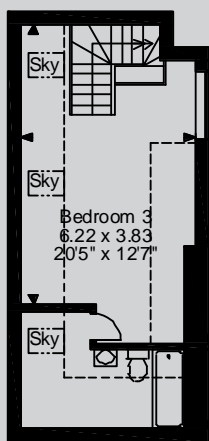
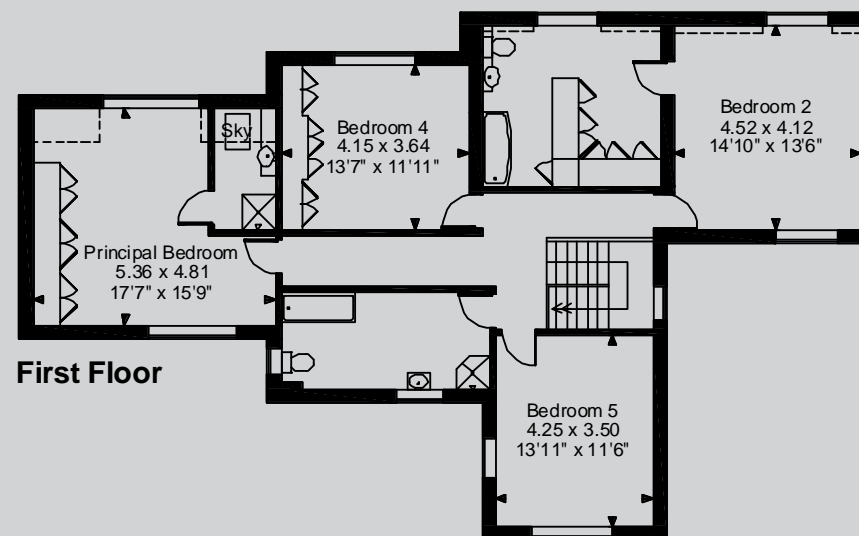
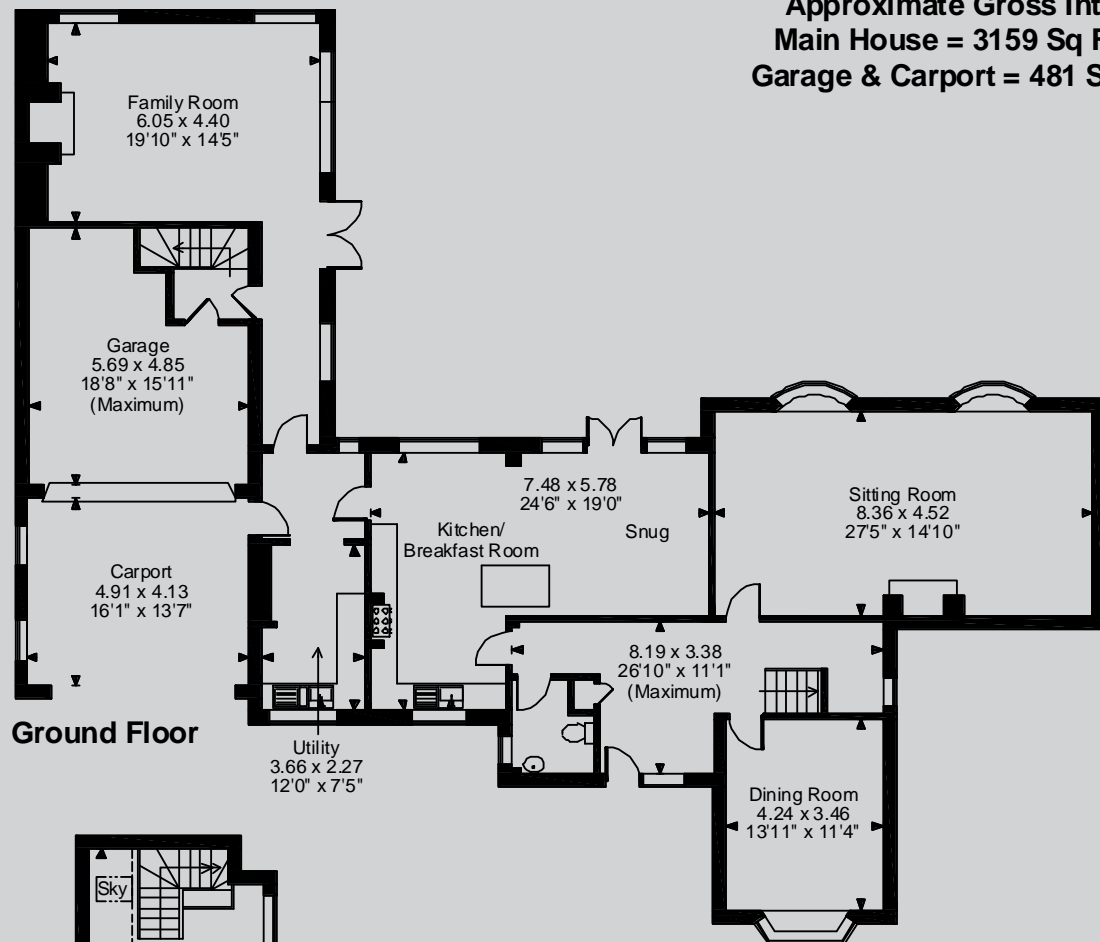
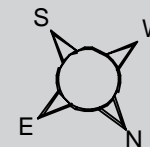
### DIRECTIONAL NOTE

From the centre of Market Harborough travel via the A6 in a southerly direction. Upon entering the village continue past the church on the left hand side, and take the next left hand turning into Scotland Lane, where Kings Orchard can be seen on the left hand side.





**Approximate Gross Internal Area**  
**Main House = 3159 Sq Ft/294 Sq M**  
**Garage & Carport = 481 Sq Ft/45 Sq M**

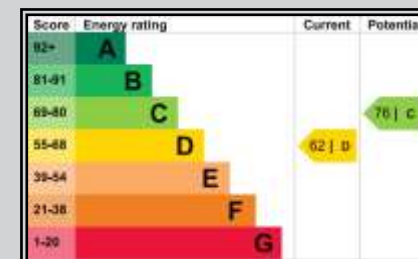


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ Denotes restricted head height

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VIEW TO THE FRONT



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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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