

## Long Acre St Peters Road, Arnesby, LE8 5WJ



£850,000



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### Ground Floor

Upon entering through the new front door, you are welcomed into a bright entrance hall adorned with oak flooring and spotlights, leading you into an inviting inner corridor. This area features practical storage solutions, including an understairs cupboard and a boiler cupboard housing a Worcester boiler. The property boasts a well-appointed cloakroom, complete with a pedestal wash hand basin and a low flush WC, ensuring convenience for guests. A dedicated study, fitted with a comprehensive suite of office furniture, provides an ideal space for work or study, enhanced by a window that allows natural light to flood in. The elegant sitting room is a true highlight, bathed in natural light from multiple windows and French doors that open to the garden. The feature limestone fireplace, complete with a cast iron log burner, creates a warm and inviting atmosphere, complemented by the oak flooring. The snug, with its own cast iron log burner and charming window, offers a cosy retreat. The heart of the home is undoubtedly the kitchen, which features a stunning array of solid wood units and granite worksurfaces. The double undermounted Belfast sink is perfectly positioned to enjoy views of the garden, while integrated appliances, including a Bosch dishwasher, Aga and Siemens oven, cater to all culinary needs. The kitchen seamlessly flows into a delightful light and airy dining room, where French doors lead to a patio area, perfect for entertaining and enjoying the picturesque rear garden. Completing this exceptional property is a utility room, featuring exposed brick walls and practical access to the side of the house.

### First floor

Stairs rise from the kitchen to the first-floor landing which gives access to the bedroom accommodation. The master bedroom is a true highlight, featuring two windows at the front and an additional window at the rear, allowing for an abundance of natural light and lovely views over the garden. This room is equipped with an impressive range of built-in wardrobes and spotlights, creating a stylish and functional space. The ensuite wet room is equally impressive, showcasing high-quality Roca sanitaryware, including a double shower enclosure, a wash hand basin set into a vanity unit for added storage, a low flush WC, and a beautifully tiled bath area complete with a heated chrome towel rail and fully tiled walls and flooring. The property boasts three additional bedrooms, two which have thoughtfully designed with built-in wardrobes and ample window space to ensure a bright and airy atmosphere. The second bedroom features a window to the front, while the third bedroom offers a view of the rear garden. The fourth bedroom, also with a front-facing window, is enhanced by modern spotlights. Completing

this splendid home is the family shower room, which includes a window to the rear, a low flush WC, a pedestal wash hand basin, and a shower enclosure. The heated towel rail and part panelled walls add a touch of elegance to this functional space.

### Outside & Gardens

As you approach the property, you are greeted by beautifully maintained lawned gardens adorned with mature flowerbeds, creating a warm and inviting atmosphere. A pathway leads you to the front door, enhancing the home's curb appeal. Accessed through twin electric wooden gates, the spacious driveway provides ample parking for multiple vehicles. This driveway seamlessly transitions into a large patio area, perfect for entertaining guests. The patio is surrounded by raised stocked flowerbeds, adding a touch of colour and vibrancy. Two convenient doors from the patio lead into the house via the utility and garden room, ensuring easy access for both indoor and outdoor living. The expansive lawned gardens are a standout feature of this property, boasting two circular lawns bordered by meticulously kept mature plants. Flagstone pathways meander through the garden, guiding you to a dedicated vegetable area complete with raised bedding, a greenhouse, and a shed. A netted area is also available for growing berries, catering to the gardening enthusiast. For those seeking additional outdoor space, a five-bar gate opens into a paddock that includes two stables and a tack room, perfect for equestrian pursuits. An open barn provides further utility, while a charming brick-built summerhouse, currently serving as an outdoor kitchen, features an oak-framed veranda and a decked area, ideal for al fresco dining and entertaining. With an array of fruit trees, including apple, pear, and plum, this property not only offers a beautiful home but also a lifestyle enriched by nature. This remarkable residence is a true gem, promising comfort and joy for years to come.

### Location

This picturesque village is anchored by the medieval Church of St. Peter, which serves as a focal point for local gatherings and events, fostering a strong sense of belonging among residents. Families will appreciate the proximity to the well-regarded Arnesby Church of England Primary School. For secondary education, options abound in the nearby villages of Kibworth, Fleckney, and Countesthorpe, alongside prestigious private institutions such as Leicester Grammar and the Stoneygate Schools in Great Glen. The location is not only ideal for families but also for commuters, as Arnesby boasts excellent transport links. The M1, M6, A5, and A14 are all easily accessible, providing convenient routes for those travelling to nearby cities. Additionally,

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mainline rail services are available at Rugby, Market Harborough, and Leicester, connecting residents to London Euston and Birmingham New Street, as well as London St Pancras.

## Planning Consent

Planning Consent - The property benefits from a planning consent for the demolition of existing dining room extension (garden room) and the erection of a single storey rear extension, erection of a timber frame outbuilding to house a carport, workshop and log store. Ref: 23/00336/FUL, Harborough District Council.

## Vendors Note

Arnesby is a lovely, friendly village. We were immediately welcomed by our neighbours when we arrived in December 2008 and have made many friends over the past 16 years. We noticed that children walk to school and play outside with their friends and people walk their dogs in the middle of the road. We realised that this is because there isn't a through road – traffic coming into the village is going to a specific address. This also means that it is quiet, without being boring. The village church school has a new Head Teacher who has made great progress since she took over and the school became part of an Academy. There are activities to suit everyone in the village including a Produce Show held with neighbouring villages, Open Gardens every other year, twice weekly exercise boot camp and a small gym, karate, craft club, church teas, café at the barn, the WI and book club. The village newsletter, community WhatsApp and facebook pages keep us all informed of local news and events. The

village hall hosts supper clubs, quizzes and other social activities during the year. The Loseby Trust owns an allotment and woodland site across the main road from the village, which was set up as a bequest to the village. There are lots of lovely walks straight from the village – including a footpath to Shearsby where there is a pub and many footpaths across fields and gated roads to neighbouring villages. The Guthlaxton Cycling Trail goes along the Lutterworth road at the top of the village. We've enjoyed many family and friends barbecues and parties in the summer house and garden and have taken part in the Open Gardens every other year. We've won some awards for produce and flowers at the village show, but it's mostly for fun and the taking part. We enjoy being part of a vibrant community and hope to relocate within the village.

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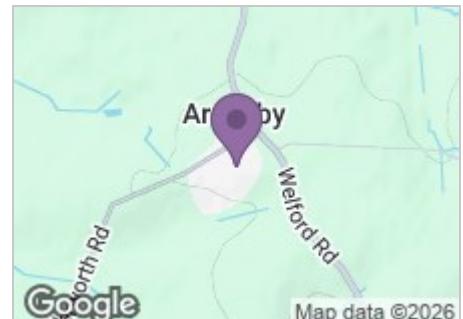
## Road Map



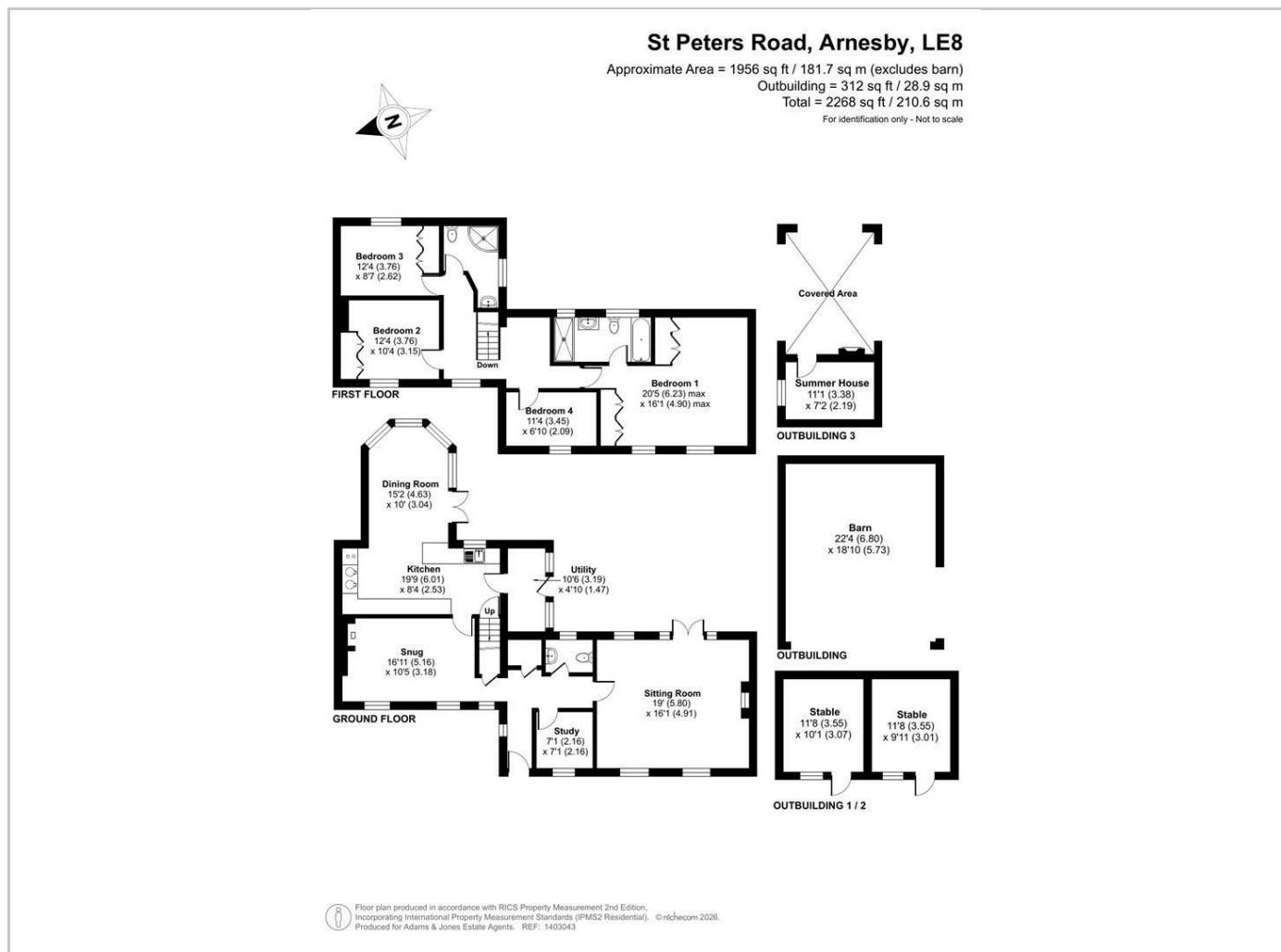
## Hybrid Map



## Terrain Map



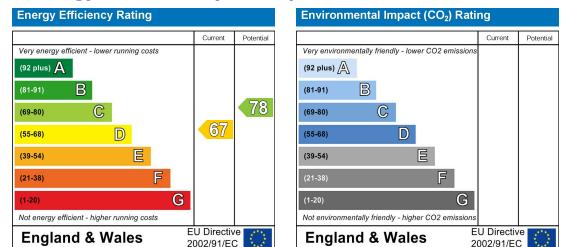
## Floor Plan



## Viewing

Please contact our Lutterworth Sales Office on 01455886670 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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