

FLOOR PLAN

DIMENSIONS

- Entrance Hall**  
12'9 x 5'8 (3.89m x 1.73m)
- Living Room**  
12'9 x 11'6 (3.89m x 3.51m)
- Sitting Room**  
12'10 x 11'6 (3.91m x 3.51m)
- Dining Kitchen**  
18'2 max x 20'10 max (5.54m max x 6.35m max)
- Downstairs Shower Room**  
6'3 x 7'6 (1.91m x 2.29m)
- Utility Room**  
8'3 x 4'0 (2.51m x 1.22m)
- Lounge**  
27'5 x 17'9 (8.36m x 5.41m)
- Bedroom One**  
18'6 max x 13'7 max (5.64m max x 4.14m max)
- En Suite Bathroom**  
8'9 x 13'7 (2.67m x 4.14m)
- Bedroom Two**  
13'1 x 12'1 (3.99m x 3.68m)
- Bedroom Three**  
13'1 x 12'1 (3.99m x 3.68m)
- Bedroom Four**  
11'2 max x 12'7 max to wardrobes (3.40m max x 3.84m max to wardrobes )
- Bedroom Five**  
12'9 max x 11'2 max (3.89m max x 3.40m max)
- Bedroom Six**  
9'10 x 5'10 (3.00m x 1.78m)
- Family Bathroom**  
9'9 x 6' (2.97m x 1.83m)
- Garage**  
35'6 x 10'9 (10.82m x 3.28m)
- Summer House**  
10'10 x 11'01 (3.30m x 3.38m)





# OVERVIEW

- Stunning & Spacious Family Home
- Fabulous Village Location, Open Views To Rear
- Entrance Hall, Living Room & Sitting Room
- Lounge & Dining Kitchen
- Downstairs Shower Room & Utility
- Six Bedrooms With En Suite & Balcony To Primary
- Family Bathroom & In, Out Driveway
- Tandem Garage & Summer House
- Private, Well Established Garden
- EER - C, Freehold, Tax Band - F

## LOCATION LOCATION....

Arguably one of the most sought-after South Leicestershire addresses, Sutton in the Elms is a picturesque lane surrounded by open countryside. Broughton Astley with its vast amenities including Primary Schools, Doctors Surgery, Pubs and Restaurants is just a short walk away. The nearby road network is particularly convenient with easy access to the M1 and A5 road links. There is a bus service to the City Centre as well as easy access to Brooke House Day School located in Cosby and catchment to highly regarded secondary schools. There are a wealth of recreational facilities nearby making this a lovely place to live.



## THE INSIDE STORY

Nestled in the heart of a fabulous village, this truly impressive detached home offers generous living space, charming features, an enviable setting & open views to the rear. From the moment you step into the welcoming entrance hall, the sense of scale & elegance is clear. The living room is bathed in natural light from dual aspect windows, enhanced by a feature fireplace that creates a warm, inviting atmosphere. A separate sitting room also enjoys dual aspect views & its own character fireplace, making it an ideal retreat. The spacious dining kitchen is the heart of the home, a place where you can relax, entertain & spend time as a family with absolute ease, beautifully fitted with wooden shaker-style cabinets & black granite worktops & having French doors opening onto the garden, blending indoor & outdoor living. Practicality is well-considered with a downstairs shower room & a useful utility. The lounge at the rear is perfect for entertaining, boasting stylish bi folding doors that extend the living space out onto the garden. Upstairs, a striking galleried landing leads to five generous bedrooms & a modern family bathroom, providing comfort for all. The primary suite is accessed from the lounge and is a true sanctuary, complete with a private balcony giving views over the garden & a marble en suite bathroom. Outside, the property continues to impress. A drive in & out driveway provides ample parking, along with parking to each side of the house & access to a tandem garage. The extensive garden is a real highlight, being completely private & offering both lawn & patio areas, ideal for relaxation or entertaining, along with a charming summer house that completes this wonderful outdoor haven. This substantial home combines space, style & versatility, making it a perfect choice for families seeking both luxury & village life. Worth noting this home boasts accommodation of over 3,000 square feet (excluding the tandem garage)

