

# SUPERIOR HOMES

# ROYSTON & LUND



# Town End Court Main

West Leake | LE12 5RF

£650,000

Royston and Lund are delighted to bring to the market 'Old Plough Barn'. Nestled in the picturesque village of West Leake, Loughborough, this stunning converted barn offers a unique blend of period features and modern elegance. With its prime location on Main Street, the property boasts an idyllic countryside setting, perfect for those seeking a tranquil lifestyle while remaining conveniently close to local amenities.

This immaculately presented residence features two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The five well-appointed bedrooms provide ample space for a growing family or visiting friends, while the three stylish bathrooms ensure comfort and convenience for all.

As you step inside, you will be captivated by the exquisite period features, including exposed beams and A-frames, which add character and charm to the home. The vaulted ceilings create an airy atmosphere, enhancing the sense of space throughout the property. High-quality fixtures and fittings and top of the range integrated appliances further elevate the interior, making it a truly luxurious living experience.





- Five Bedroom Character Family Residence
- Stunning Period Features Throughout
- Immaculately Presented And Showing High Quality Fixtures And Fittings
- Beautiful Inglenook Fireplace In Lounge+ Second Log Burner In Kitchen/Diner/Snug
- Built In Wardrobes, Ensuite, Separate Family Bathroom
- Top Of The Range Integrated Kitchen Appliances
- Open Plan Extended Dining Room And Sunroom
- Ample Off Street Courtyard Parking
- Countryside Living With Amenities Close By
- EPC Rating - D /// Freehold - Council Tax Band - F









To the rear the property is encased by expansive gardens, offering a delightful outdoor patio and pergola area perfect for alfresco dining during the warmer months. Additionally, a separate vegetable patch provides an opportunity for those with a green thumb to cultivate their own produce, Along with generous lawn space which stretches back to hedge and fence line.

Further to the internal accomodation the property benefits separately from two car ports in the courtyard.

This remarkable home is a rare find, combining traditional charm with modern comforts in a picturesque setting. It is an ideal choice for anyone looking to embrace the beauty of countryside living while enjoying the benefits of a well-appointed family home.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
Very environmentally friendly - higher CO <sub>2</sub> emissions	Current
England & Wales EU Directive 2002/91/EC Not environmentally friendly - higher CO <sub>2</sub> emissions	

  

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
Very energy efficient - higher running costs	Current
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	

**EPC**

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