

# SUPERIOR HOMES

# ROYSTON & LUND



# Thorpe Lodge Westthorpe

Willoughby On The Wolds | LE12 6TD

£1,150,000

Royston and Lund are delighted to bring to the market 'Thorpe Lodge' a detached six bedroom family residence set in the highly sought after village of Willoughby On The Wolds situated on the borders of Leicestershire and Nottinghamshire.

Boasting over 3000 sq ft of immaculately presented accommodation blending a classic style with modern contemporary luxury living, Thorpe Lodge would make the perfect family home.

Upon entering the property you are greeted with a beautiful entrance hall showcasing ceramic parquet wood effect flooring which leads you into the first formal reception room, separate study and snug, a downstairs WC and staircase to the first floor landing.

The generous size living room displays bespoke wooden internally lit cabinets which sit either side of a Jetmaster open fire with stylish stone surround and full width granite hearth. The French Doors lead from the lounge to the outside patio area.

The ground floor continues to impress as you enter the open plan kitchen/dining room, the heart of the home. Designed to the highest standard, with solid oak units and natural stone floor, with Silestone worktops and high end fitted appliances which include two self cleaning ovens, an inbuilt coffee machine and warming drawer, fridge, dishwasher and waste disposal unit. The induction hob and downdraft extraction system are flush housed in the peninsular unit and clever use of space features overhead electric push powered cupboards and carousel corner store cupboards. Two fitted Welsh dresser units offer extra storage and attractive glass fronted display shelving. The dining area is spacious, with more than enough room for a large dining table and entertaining space. From the dining area you enter the conservatory through French doors.

This lovely sunny south facing conservatory presents beautiful views of the garden and open countryside beyond and has retractable blinds to the ceiling, opening windows and French doors to the rear garden patio area.

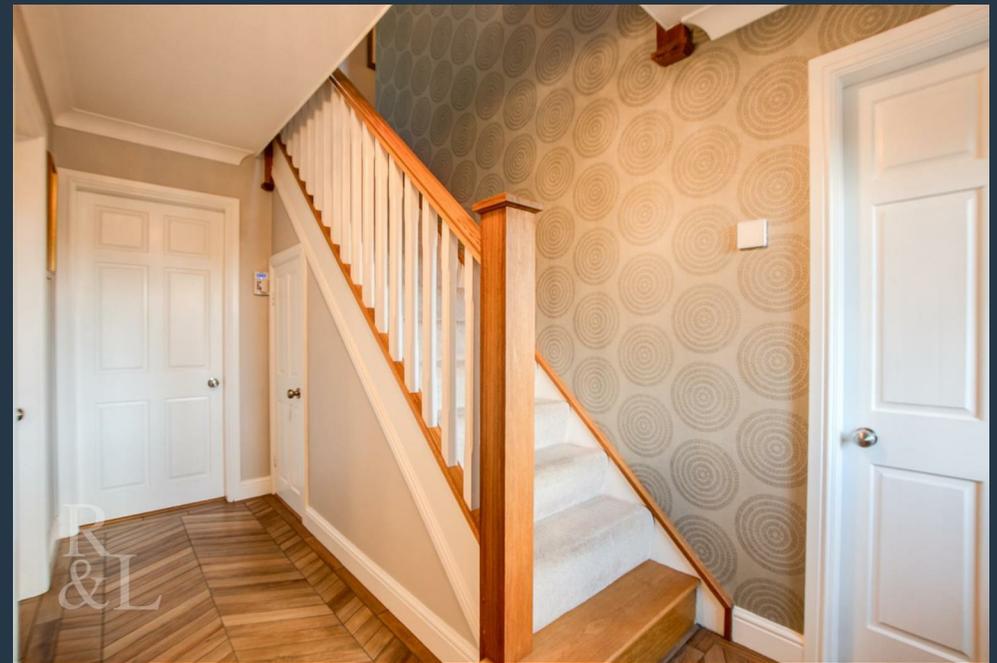




- A Beautifully Detached Family Residence Set In Willoughby On The Wolds, One Of South Nottinghamshires Most Sought After Country Side Villages
- A Luxury Country Residence With Well Thought Through Meticulous Contemporary Modern Living Features
- Immaculately Presented Throughout With High Quality Bespoke Fixtures And Fittings And Top Of The Range Appliances
- Private Frontage With High Side Walled Borders And Iron Gated Access Housing Off Street Parking For Several Vehicles And Fruit Orchard
- Utility Room, Laundry Room, Pantry And Two Downstairs WC's
- Stunning Gardens With York Stone Patio Areas, With Well Established Borders And Trees
- Open Plan Kitchen Dining Room Opening Into A Spacious Conservatory.
- EPC - TBC - Freehold - Council Tax Band - G











Off the dining area is the snug with dual access from the entrance hall showing a front aspect window overlooking the front elevation. The utility room features a Belfast sink with separate tap and shower head. The fitted under and over sink cupboards have solid oak doors. There is ample space for additional white goods. An inner hallway grants access to a separate downstairs WC, a convenient pantry and access to the double garage. The property extends to two additional bedrooms positioned above the garage which has potential for further bedrooms or for example a home gym.



To the first floor, the spacious landing leads into four well proportioned bedrooms. The spacious double master bedroom having built in wardrobes to the dressing area leading into an ensuite shower room consisting of a shower along with a WC and wash basin with granite top and bespoke vanity cupboards. The remaining bedrooms are also doubles, bedroom three displaying custom built fitted wardrobes. All bedrooms share a four piece suite bathroom showing a separate bath and curved shower along with a wash basin and WC. A further cupboard housing the pressurised hot water tank.

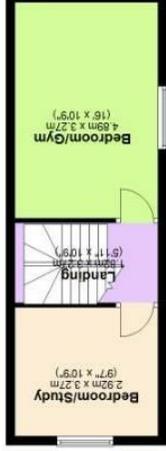
Facing the property there is off street parking for several vehicles via a large private driveway leading to a double garage with remote controlled roller shutter doors. To the right aspect there is an orchard garden with a well maintained lawn and established fruit trees which is all enclosed with high bricked walls and a gated entrance.



To the rear of the property there is a beautifully kept rear garden offering patio areas with ample space for summer seating and alfresco dining. The lawn space is expansive and stretches back with flowing borders. There is a wooden pergola sheltered with established trees which in turn back onto open countryside with views over the rear garden.

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.

Total area: approx. 297.8 sq. metres (3205.5 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
Current	Potential

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Current	Potential

