



**“Countryside Views and Proportions to Impress”**



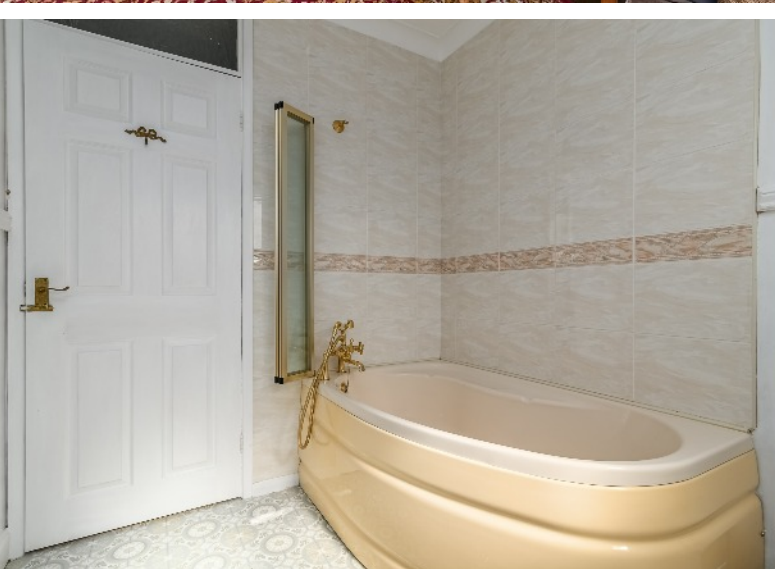
Wyverns  
Saddington Road  
Mowsley  
LE17 6NY  
**£545,000**



## Countryside Views and Proportions to Impress!

With the rolling countryside to the front and rear elevation this four bedroom detached home is sure to impress with its fantastic proportions, idyllic position and sought after location, in the picturesque village of Mowsley!





## Property Highlights

- Highly requested village location of Mowsley, a small village in the south part of Leicestershire, within close driving distance of Kibworth and Market Harborough which offer excellent commuter links into London.
- Entrance is gained through the composite front door into the inviting entrance hall with dado rail, attractive laminate flooring, stairs rising to the first floor and access to the useful under stairs storage cupboard. Beautiful cherry wood and glass panelled internal doors provide access into the living room and kitchen offering a contemporary twist and a wealth of charm.
- Modern kitchen/breakfast room with views of the delightful garden, comprising tiled flooring, ample space for a dining table and chairs and access to the useful pantry cupboard. The kitchen features a host of eye and base level units, a roll top work surface, a stainless steel one and a half bowl sink, a double oven and a four ring electric hob with extractor hood over. There is also an integrated 'Bosch' dishwasher and space for a fridge/freezer.
- Inner porch provides access to the guest WC with a two piece suite and access into the utility/boot room.

## Property Highlights

- Utility/boot room with side access to the garden, access to the boiler cupboard and internal access into the garage.
- Well-proportioned living room of a generous size, boasting a bay window to the front elevation, a feature ceiling beam and double cherry wood, glass panelled doors which lead through into the dining area. The current owners use this amazing space as a formal dining room, however it offers the potential and flexibility to be used as desired.
- Dining area, currently used as a sitting room with a feature archway providing access to the family room, creating a sought after open plan feel with the kitchen adjacent offering excellent potential to be knocked through if required (subject to obtaining relevant consents and advice). There is a 'Morso' log burner set in the corner of the room and the room flows into the family room benefiting from the picturesque view of the garden.
- Naturally light family room making an ideal garden room with a host of windows and French doors leading out, providing an attractive outlook.
- First floor landing with a window to the front elevation boasting countryside views and access to the loft hatch.



## Property Highlights

- Four double bedrooms, all impressive in size with fitted storage. Bedroom three and four overlook the garden with elevated countryside views beyond.
- The principle bedroom is situated to the front of the property with an array of fitted wardrobes with feature mirrored doors and an en suite shower room. The en suite comprises a three piece suite to include a fully tiled and enclosed shower cubicle, a low level WC and a pedestal wash hand basin.
- Family bathroom with decorative vinyl tile effect flooring and a three piece suite to include a corner panel enclosed bath with tiled splashbacks, a pedestal wash hand basin and a low level WC.
- Double garage with a small section integrated into the kitchen but still boasting generous proportions, with a double manual door, power, light, fantastic storage and an additional off road parking space.





## Outside

Situated in the picturesque village of Mowsley, the property is nestled on the edge of the village boasting a sought after plot. The neat frontage features a hard standing driveway for two cars and a further gravelled area offering additional parking, in total the frontage could accommodate off road parking for up to four cars. The frontage is edged with mature plantings and a paved path leads to the front door. There is also access to the garage and side access to the property.

The delightful South East facing garden is perfectly positioned with the rolling countryside flowing from the boundary. The garden has been beautifully maintained and offers a variety of sections making it a true gardener's paradise. The gravelled section offers a low maintenance design surrounded by a wealth of well stocked planted borders, offering an array of colour to include a walnut, apple and plum tree. A central paved patio area offers an ideal seating area well screened with privacy in mind and a further lawn section continues with well-established shrubbery, mature trees and a well-manicured hedgerow.

# Measurements

## Living Room

17' 3" x 12' 7" (5.25m x 3.83m)

## Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)

## Family Room

12' 2" x 10' 10" (3.71m x 3.30m)

## Kitchen/ Breakfast Room

18' 3" max x 12' 7" max (5.56m x 3.83m)

## Boot Room / Utility Room

10' 1" x 5' 8" (3.07m x 1.73m)

## WC

4' 4" x 2' 11" (1.32m x 0.89m)

## Main Bedroom

16' 4" max x 9' 11" max (4.97m x 3.02m)

## En Suite

8' 0" max x 5' 1" max (2.44m x 1.55m)

## Bedroom Two

12' 9" x 12' 4" (3.88m x 3.76m)

## Bedroom Three

12' 7" x 11' 9" (3.83m x 3.58m)

## Bedroom Four

11' 11" x 8' 6" (3.63m x 2.59m)

## Bathroom

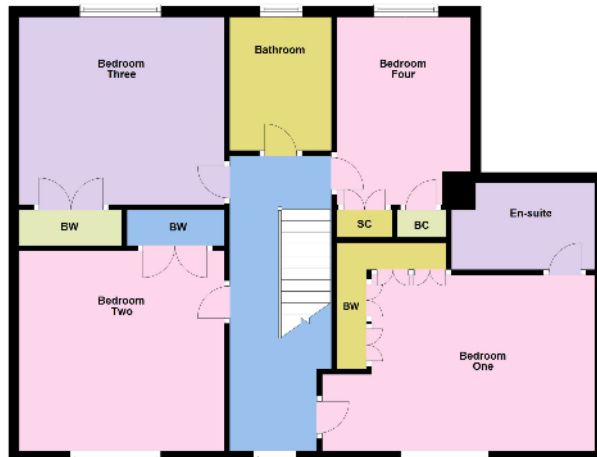
8' 3" x 6' 6" (2.51m x 1.98m)

## Garage

16' 3" max x 15' 1" max (4.95m x 4.59m)



First Floor



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