



MEADOWSIDE, SKEFFINGTON, LEICESTERSHIRE



KING WEST



KING WEST

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Meadowside, Rolleston Road, Skeffington, Leicestershire, LE7 9YD

Leicester 11 miles (London St Pancras International)
Market Harborough 12 miles (London St Pancras International)
Oakham 9 miles (Distances are approximate)
(All distances approximate)

A meticulously presented home, set to the edge of the village, with well-proportioned living accommodation throughout, enclosed gardens and adjoining paddock

- Reception Hallway, Study
- Kitchen/ Breakfast Room
- Utility Room
- Sitting Room/ Dining Room/ Garden Room
- Triple Garage/ Driveway
- Enclosed Garden
- Adjoining paddock of approximately 1.6 acres

Situation

Meadowside is set on the southern edge if the rural village of Skeffington, some 12 miles to the north of Market Harborough, which offers a good array of shopping and leisure facilities, together with a growing commercial centre.

The main A47 trunk road, which connects Leicester with Peterborough, is set to the North. By rail, London St Pancras can be reached from Market Harborough in just under an hour. There is good access to the East Midlands extensive road network, including at A1, M1, A14, M69 and M6.

Sporting and recreational facilities are represented, including fishing on Eyebrook Reservoir and fishing and sailing on Rutland Water. There are several golf courses in the surrounding area.

Educational establishments are superb with preparatory at Uppingham, Leicester, Oakham and Maidwell Hall, whilst secondary is available at Uppingham, Oakham, Leicester, Rugby, Oundle and Stamford.



The Property

Meadowside is an impressive four-bedroom detached house, nestled in the charming village of Skeffington. The present owners have meticulously maintained, extended and upgraded the property throughout, with features such as solid oak doors, ornate cornicing throughout, bespoke fixtures and fittings to include Vernon Tetbury sanitaryware, and 'Smallbone' fitted wardrobes to some of the bedrooms. Each part of the house has been thoughtfully designed, curated and elegantly decorated throughout.

Upon entering this exceptional home, the inviting entrance hallway with Amtico flooring, leads to the various reception rooms with a set of bespoke oak stairs rising to the first floor. The spacious sitting room enjoys garden views and is fitted with a 'Chesneys' wood burning stove with stone surround. From the sitting room, the dining room and garden room can be accessed seamlessly via sets of oak, bifolding doors, allowing for open plan or more formal entertaining space if required. The garden room is adorned with natural light and provides a perfect space for relaxation and entertainment enjoying the views beyond and is fitted with underfloor heating. The well-equipped and spacious family kitchen offers plenty of bespoke fitted storage, integral appliances and oil-fired 2 oven AGA, from here the utility room can be accessed with a stable door providing access to the garden terrace, as can the garaging with an interior from the utility.

The first floor accommodates four generously sized bedrooms. The vast, and impressive principal suite is fitted with a range of bespoke 'Smallbone' wardrobes and leads through to a large dressing area and then into a well appointed ensuite bathroom fitted with a double shower enclosure, WC, bidet, corner bath and twin wash hand basins. From the ensuite is a further room which is ideal as a cinema or hobby room and features field views and a unique stained glass circular window which was commissioned by the present owners. The guest bedroom also benefits from high quality Smallbone wardrobes and access to an ensuite shower room. The family bathroom completes the first floor and is fitted with a suite of Vernon Tetbury sanitaryware and complementary fittings.

Outside

Meadowside is approached from the village lane through a set of electric double gates accessing the large, gravelled driveway. There is plenty of parking in front of the triple garage which benefits from two electric doors and provides excellent storage and direct access into the garden. The gardens are accessible via gates pedestrian access to both elevations. The generous lawned area to the rear of the house is low maintenance and abutted by well stocked and mature borders, with various stone terraces providing excellent seating areas for entertaining and enjoying the views towards the adjoining paddock and beyond. Furthermore, is a useful brick built potting shed/ store. The paddock is easily accessed from the garden, with an additional access via double gates further down the lane. The paddock is well maintained with post and rail fencing and hedging to the perimeter.

General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Council Tax

Band - H

Services

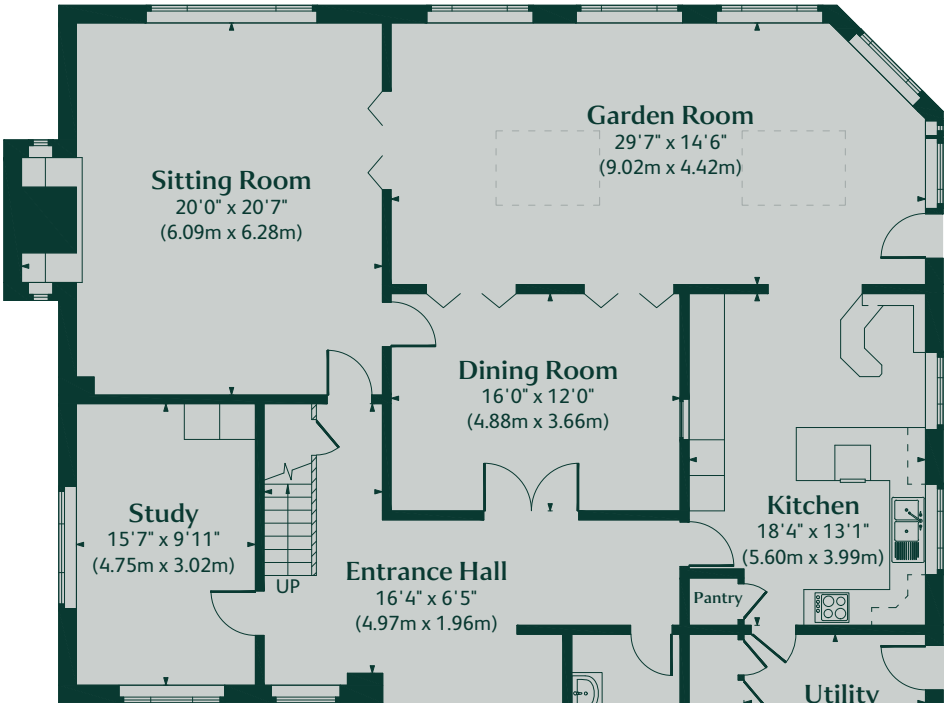
None of the services have been tested by the agents.

Local Authority

Harborough District Council

EPC Rating

D

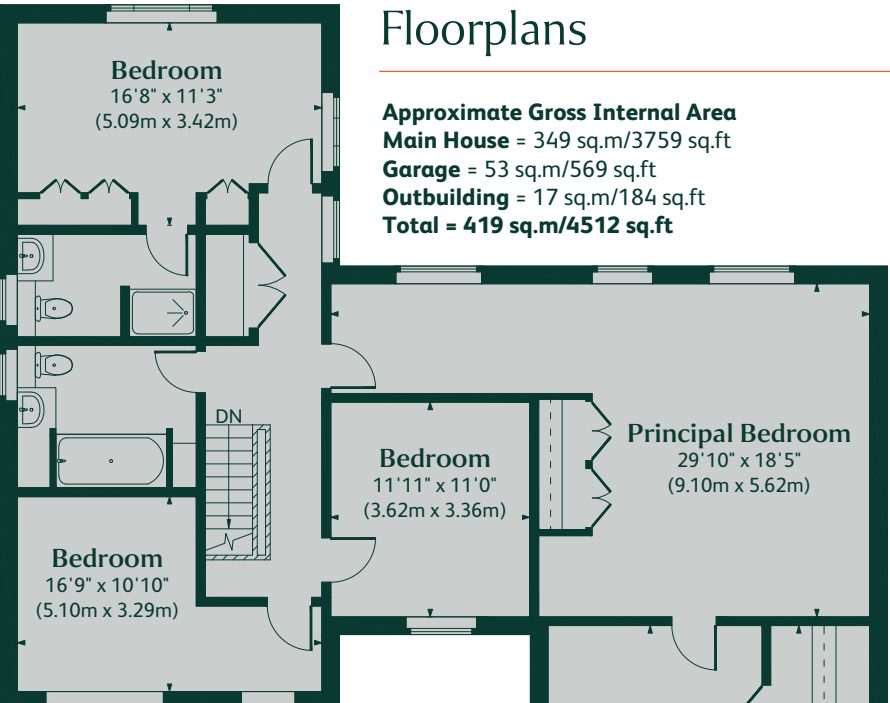


Ground Floor

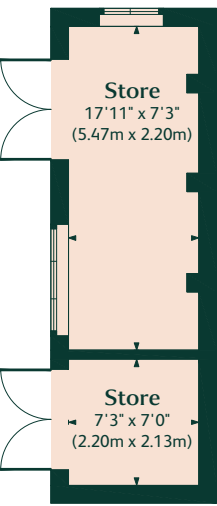
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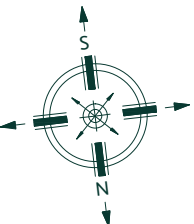
First Floor



Outbuilding

Floorplans

Approximate Gross Internal Area
Main House = 349 sq.m/3759 sq.ft
Garage = 53 sq.m/569 sq.ft
Outbuilding = 17 sq.m/184 sq.ft
Total = 419 sq.m/4512 sq.ft









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