

4 SYCAMORE RISE

TUGBY, LEICESTERSHIRE

KING WEST











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Offices: Market Harborough • Stamford

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An exceptionally presented village residence, offering bright and spacious accommodation in a private setting with a rural outlook.

4 Sycamore Rise

Tugby, Leicestershire, LE7 9WU

- Detached Family Residence
- Sitting Room
- Large open-plan kitchen with dining and seating area
- Separate snug and Utility Room
- Principal suite with walk-in dressing room and en-suite
- Four further bedrooms with two bathrooms
- Double garage and off-road parking
- Gardens to front and rear
- Private setting with an attractive outlook

A wonderfully bright and spacious property focussed on a large open plan kitchen in a private setting with rural outlook.

Situation

A wonderfully bright and spacious property focussed on a large open plan kitchen in a private setting with rural outlook. The attractive village of Tugby is set in rural Leicestershire and has a primary school (Ofsted rated 'Good'), Church, village hall, the popular 'Fox & Hounds', children's playground and tennis court. Situated approximately twelve miles to the east is the city of Leicester, which has an extensive business, leisure and educational centre. Ten miles to the south is the market town of Market Harborough, which offers a good array of shopping and leisure facilities, together with a growing commercial centre. The Rutland towns of Uppingham and Oakham are to the east.

The main A47 trunk road connects Leicester with Peterborough. By rail, London St Pancras International can be reached in approximately one hour from Market Harborough. There is good access to the east midlands' extensive road network, including the A1, M1, A14, M69 and M6. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.

Sporting and recreational facilities are well represented and include fishing on Eyebrook Reservoir, fishing and sailing on Rutland Water, golf at Manton and Market Harborough.

Education establishments are excellent with primary within the village, preparatory at Great Glen, Leicester and Oakham. Secondary education is at Uppingham and public schooling at Uppingham, Oakham, Leicester, Rugby, Oundle and Stamford.

The Property

4 Sycamore Rise has an impressive bright and double height entrance hall with doors with cloakroom and doors leading off to the ground floor accommodation. The impressive sitting room features an attractive stone fireplace housing a wood burning stove. At the properties centre is a superb open plan living kitchen with central island and space for dining and seating. The kitchen is well equipped with quality integrated appliances and offers a bright space for entertaining and daily living. There are bi-fold and French doors leading out from the open plan living space to the rear terrace. There is a good-sized utility which gives access to the double garage. The ground floor accommodation is completed by a light filled snug accessed off the open plan kitchen, the whole of the ground floor benefits from under floor heating.

The first-floor accommodation is accessed via a spacious landing. Principal bedroom with dressing area and en suite shower room, four further bedrooms, one with en suite and a family bathroom. The first-floor accommodation benefits from under floor heating.

Outside

There is a lawned area to the front of the property alongside ample vehicle parking. To the rear of the property is an encloser garden with spilt level seating area and covered terrace. The integrated double garage has electric up and over doors.

General Remarks

Viewing

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

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

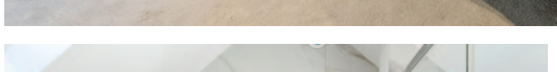
Council Tax Band

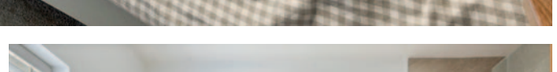
Council Tax Band G

Energy Performance Rating

B









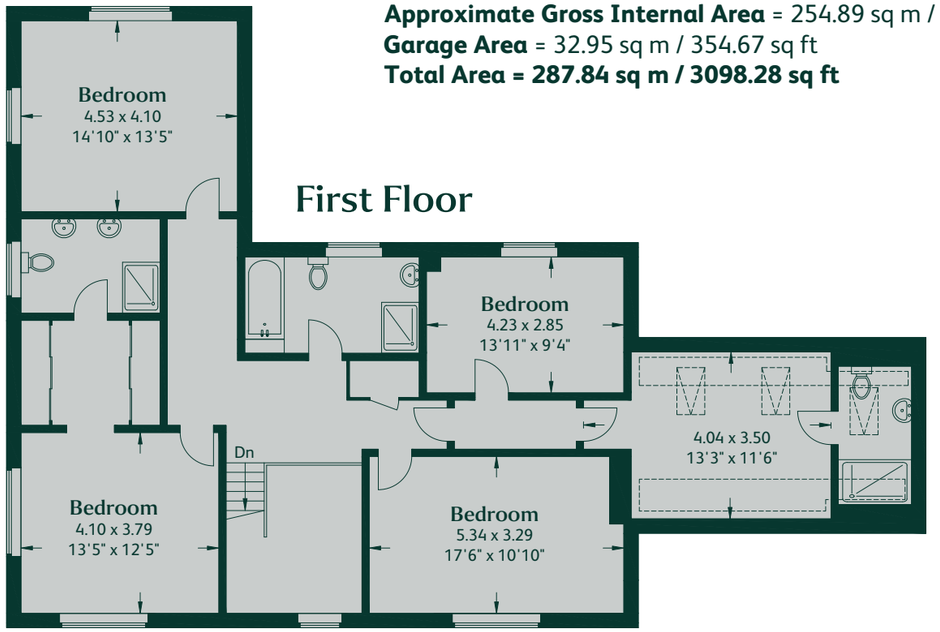


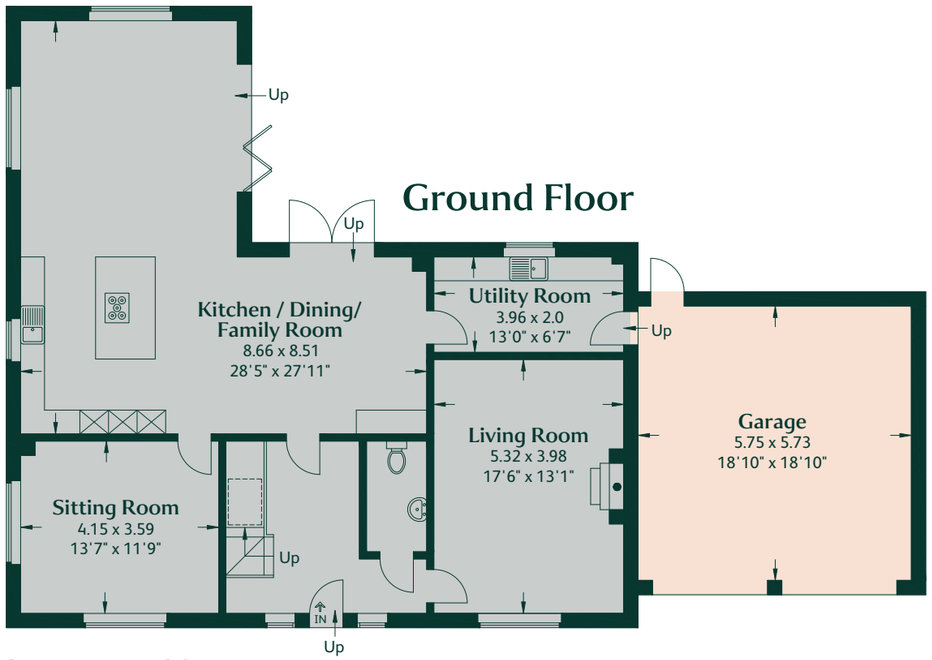




Floorplans

Approximate Gross Internal Area = 254.89 sq m / 2743.61 sq ft
Garage Area = 32.95 sq m / 354.67 sq ft
Total Area = 287.84 sq m / 3098.28 sq ft









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