



# BINDLEYS LANE

Great Glen, Leicestershire LE8 9FA

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## INTRODUCTION

The current owners of 23 Bindleys Lane bought a small derelict 2 bedroom cottage with a vision and a dream in March 1979. Although the cottage was beyond repair, it stood on an idyllic plot of approx. 3/4 of an acre, close to the heart of the sought after and highly desirable South East Leicestershire village of Great Glen with a stretch of the River Sence meandering gently through it.

By October of the same year their dream had been realised, the old cottage was a distant memory and in its place they had lovingly created a stunning 4 bedroom detached home for themselves and their young family. The property has been skilfully upgraded over the years, and an indoor swimming pool has been added off the lounge and it is with a heavy heart that they have now decided to move on to pastures new.

Built to exacting standards in an elevated position and exceeding flood resistance regulations this truly stunning property briefly comprises: An entrance porch with wc off, an entrance hall providing access to the ground floor rooms with a staircase to the first floor, a spacious lounge with patio doors leading into the stunning pool room, a study and a large open-plan living dining kitchen with a utility room off.

On the first floor off the large "L" shaped landing there is a master suite with dressing area and en-suite bathroom, 3 further bedrooms and a family shower room.

On an extremely generous plot with gated access from the adjacent lane, a brick barn, with light and power, measuring 25' x 12' creates an ideal opportunity for anyone wanting to run a business from home.









## THE ACCOMMODATION

Built in an elevated position and benefiting from Gas Central Heating and uPVC double glazing, the house is entered through the front door into a porch with a ground-floor wc off and through into the entrance hall with solid oak flooring, doors into the ground floor rooms and a staircase rising to the first floor. There is a front facing study off to the right with ample space for a desk and office furniture.

To the left, double doors open into the spacious lounge with a feature fireplace and woodburning stove, a bow window to the front and a patio door into the magnificent pool room with a shaped pool, seating areas and French doors onto the patio.

At the end of the hall, there is a superb living dining kitchen with 2 French doors leading out onto the patio. The living dining area has ample space for a family dining table and seating and is divided from the kitchen by a central island with a breakfast bar and gas hob.

The kitchen area has been delightfully re-fitted with a range of modern base and wall units with integrated appliances, granite work tops and splashbacks and a Belfast sink.

The utility room has a range of base units with space for white goods, plumbing for a washing machine, and a door onto the patio.

The large "L" shaped landing on the first floor provides access to the bedroom accommodation.

The master suite comprises a dressing area with a run of modern fitted wardrobes which sweep round into the bedroom and incorporate double doors into the en-suite bathroom comprising a free-standing clawfoot bath with shower over, a sink and a toilet.

There are a further 3 bedrooms with a family bathroom consisting of a toilet, sink and walk-in shower enclosure

#### OUTSIDE

**The outside space is what makes this house unique with an overall plot size in the region of  $\frac{3}{4}$  of an acre.**

The frontage, set behind a brick wall, is mainly block-paved with raised flower beds and provides standing for 2-3 vehicles and direct access to the double garage with an electric roller shutter door. Steps lead up to the front door and a pedestrian gate leads to the rear.

The rear garden needs to be seen to be fully appreciated.

French doors from the kitchen and the swimming pool room lead out onto the stunning terraced patios. The first level is screened with a low walls and lattice fencing with a mixture of ornamental paving and blue slate chippings. An iron gate leads down a flight of steps onto the lower level with a greenhouse and a bridge over the river to a large shaped garden/paddock area extending to in excess of  $\frac{1}{2}$  acre.

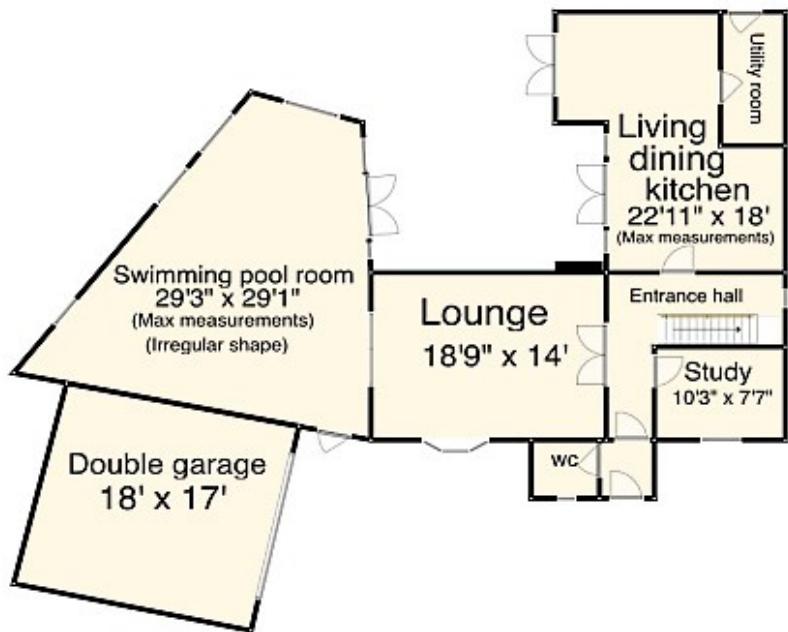
Screened from neighbouring properties by mature trees and shrubs this vast grass paddock has a timber gate into the adjacent lane and a brick barn/workshop which is ideal for anyone wanting to run a business from home





## Floorplans

For identification purposes only.



## Useful Information

Tenure Freehold

Heating Gas Central Heating

Drainage Mains

Council Tax Band E

Local Authority Harborough District Council

EPC rating C



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