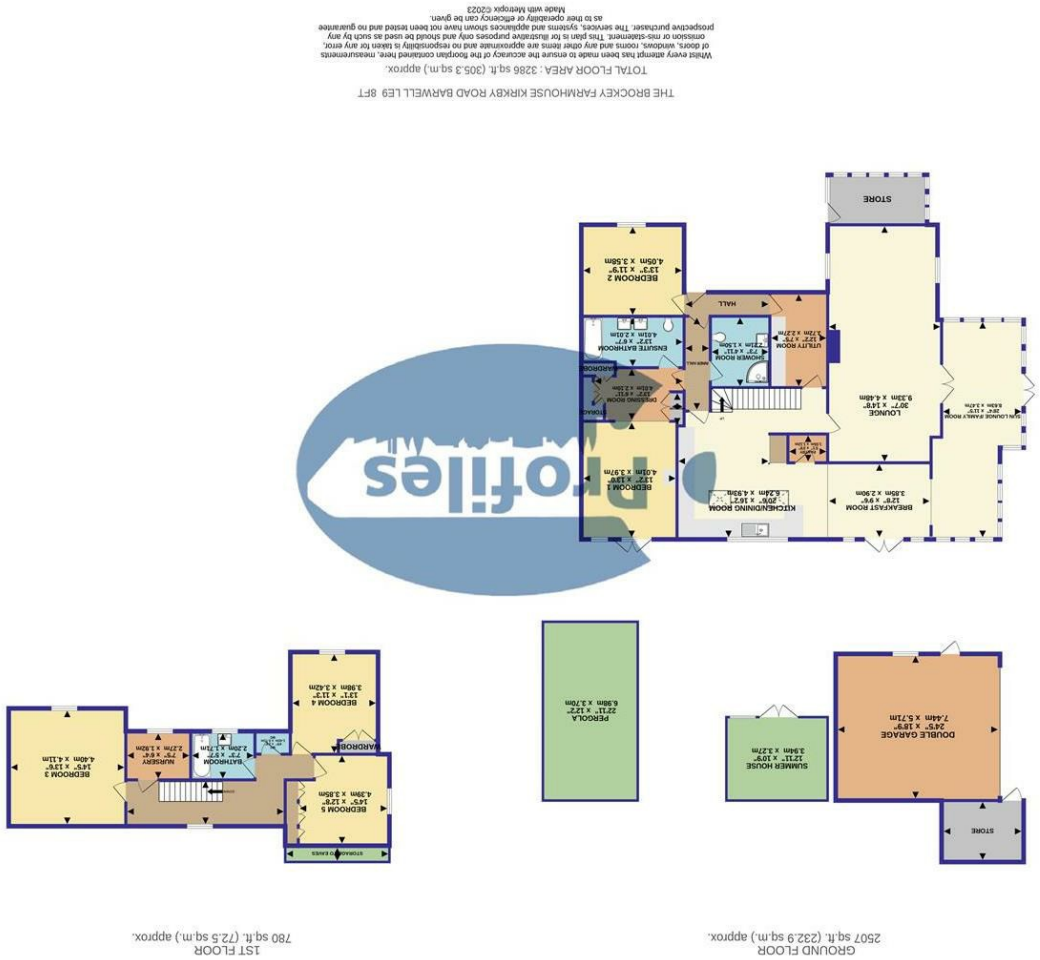


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The Brockey Farm House Kirkby Road, Leicester, LE9 8FT
Offers In The Region Of £750,000



The Brockey Farm House Kirkby Road, Leicester, LE9 8FT

Offers In The Region Of £750,000

A magnificent 5 double bedroom, 3 bathroom, former farmhouse set in established grounds approaching 1 acre. The property is set in the heart of rural country side whilst offering immense charm and character together with a wealth of many unique features. This bespoke property offers an undisturbed and peaceful location, ideal for those seeking a tranquil lifestyle, whilst being accessible for commuting to major road links such as the M11, M6, M5, M69 and A47 bypass. Local amenities are also available within reasonable distance, including local schools, shops and public transport services.

The property offers spacious well appointed family accommodation, outdoor areas for relaxation, potential to provide a separate but inclusive self contained granny annex or similar. Additional benefits of a sweeping block paved driveway with parking for several cars, a large paddock ideally suited for a equestrian interests and/or an open green space. There is a larger than average double garage, summer house/home office, impressive and generous sun lounge/conservatory, spacious farm house kitchen/dining room, breakfast room, stunning lounge, picturesque enclosed rear garden with pergola/outdoor kitchen inclusive of barbecue, fire pit, fridge and pizza oven.

The property has mains gas, water and an aerobic multi chambered klangester, photovoltaic panels (included within the freehold title), air heat source pump with ground floor under floor heating, radiators to the first floor and electric gated private secure vehicle access.

VIEWING ESSENTIAL.

Reception hall
8'4" x 3'1" Ceramic tiled floor and obscure lead PVCu double glazed door.

Inner hallway
13'1" x 13'0"

Ceramic tiled floor.

Magnificent Kitchen /Dining room (rear)

20'5" x 16'2" Shaker style fitted kitchen, with an extensive range of base and wall units (9 base, pan drawers, 4 wall), finished in matt white with contrasting solid oak work surfaces, integrated breakfast bar, feature 'best' sink, dishwasher, fitted range with 5 burner gas hob, twin electric ovens, extractor hood, ceramic tiled floor, vaulted ceiling with twin velux double glazed skylights, PVCu double glazed window, open plan easy tread staircase with spindle balustrade leading to the first floor, under floor heating and walk in pantry ((1.52m x 1.17m).

Breakfast room (rear)

12'7" x 9'6" Twin PVCu double glazed french doors and adjacent PVCu double glazed windows, ceramic tiled floor and vaulted ceiling.

Sun lounge / conservatory (side)

28'3" x 11'4" Fully insulated roof, ceramic tiled floor, PVCu double glazed windows, twin PVCu double glazed french doors and electric heaters.

En-suite luxury bathroom (side) Fully tiled.

13'1" x 6'7" Full suite in white feature bath with chrome mixer shower with a rainfall head, twin suspended wash hand basins with integral base drawers, low flush wc, chrome ladder style radiator, extractor fan, ceramic floor tiles and extractor fan.

Bedroom 2 (side)

13'3" x 11'6" PVCu double glazed window, radiator and vaulted ceiling.

Utility room (side)

12'2" x 7'5" PVCu double glazed window, ceramic tiled floor, twin bowled Belfast sink, associated solid oak work surfaces, hot water cylinder PV inverter and plumbing for a washing machine.

Modern shower room (side)

7'3" x 4'1" Suite in white, corner shower cubicle with an electric shower, wash hand basin, low flush wc, ceramic tiled floor, chrome ladder style radiator extractor fan and PVCu double glazed window.

First floor landing

16'6" x 5'5" PVCu double glazed window.

Inner landing

8'7" x 5'7" Wall light point.

Bedroom 3 (front)

14'5" x 13'5" PVCu double glazed window and radiator.

Nursery / potential en-suite shower (front)

7'5" x 6'3" PVCu double glazed window.

Bedroom 4 (front)

9'10",32'16" x 11'2" Fitted double wardrobes, PVCu double glazed window, radiator and fitted built in shelving.

Berom 5 (rear)

14'4" x 11'7" PVCu double glazed window, radiator, fitted twin double wardrobes and storage to the eaves.

Modern bathroom (front)

7'2" x 5'0" Panel bath with chrome mixer shower, wash hand basin, radiator obscure PVCu double glazed window and ceramic tiled floor.

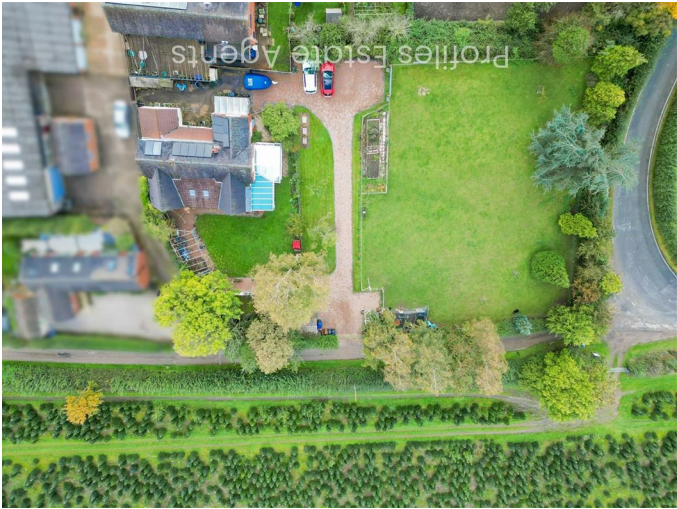
Dressing room (side)
13'1" x 6'10" Fitted Hammonds wardrobes (twin triple wardrobes, double wardrobes and single wardrobe) and ladder style radiator.



Fitted Hammonds wardrobes (twin fitted triple wardrobes, double wardrobe and single wardrobe), ladder style radiator adjacent windows and vaulted ceiling.

Bedroom 1 (side)

13'1" x 13'0" twin PVCu double glazed french doors adjacent PVCu double glazed adjacent windows and vaulted ceiling.



Larger than average duoble garage

24'6" x 18'8" Up and over door, integral workshop and wood burner.

Summer house/ garden room

12'11" x 10'8" Fully insulated with power and light points.

Paddock

132'10" m x 124'4" m Some 0.38 acres, with rams and chickens. Newly fenced with front 0.9m hedge.