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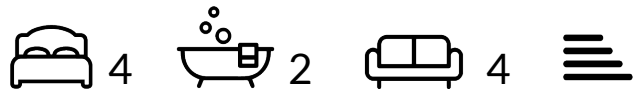
A Modern Estate Agent



34 Seymour Road

Burton-On-The-Wolds, Loughborough, LE12 5AH

Guide price £699,950



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This stunning Grade II listed home has undergone a meticulous restoration and thoughtful extension, resulting in a truly remarkable property. The spacious layout provides ample room for a growing family or professional couple looking for a peaceful oasis in a semi-rural village setting. With a Primary School just a stone's throw away and excellent commuter links in close proximity, this home offers the perfect balance of convenience and tranquility.

The attention to detail in this stunning property is truly remarkable. From the replica cast iron radiators to the DeVol designed kitchen with DeVol fittings, every aspect of the accommodation combines modern amenities with period charm. The lounge extension is a beautiful addition, with a ceiling lantern and two pairs of glazed double doors leading out to the patio, perfect for entertaining. The encaustic style tiled floor courtyard further enhances the outdoor space.

Each room in the house boasts exceptional proportions, totaling 2,119 square feet of living space. The hallway sets the tone with a color palette using Farrow and Ball paints and features ingenious storage beneath the staircase with a utility area.

The Lounge and drawing room both offer unique features such as wood burning stoves, exposed timber floors, Welsh slate floors, open fireplaces, and cast iron radiators. The lounge diner is spacious and bright, with an extension that adds extra length. The kitchen diner is equipped with a double Belfast

sink and a stable door leading out to the courtyard, which includes two external water fountains.

Upstairs, the main bedroom above the drawing room impresses with its size and includes two built-in double wardrobes and a feature cast iron grate. The en-suite shower room is equally luxurious with an angle-poised rain head shower and period-style glazed splashbacks.

The family bathroom is stylish with tiles from Fired Earth, wood paneling, and a dual head shower fitment.

Outside, the property boasts a pebbled driveway with parking for at least six vehicles, a landscaped rear garden with a paved patio, lawn area, raised beds, and a seating area with illumination. The double garage could be repurposed as a home office, gym, or utility room.

Nestled at the end of a lane on the edge of the village, this property offers easy access to delightful countryside walks right at your doorstep.

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for

guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Road Map



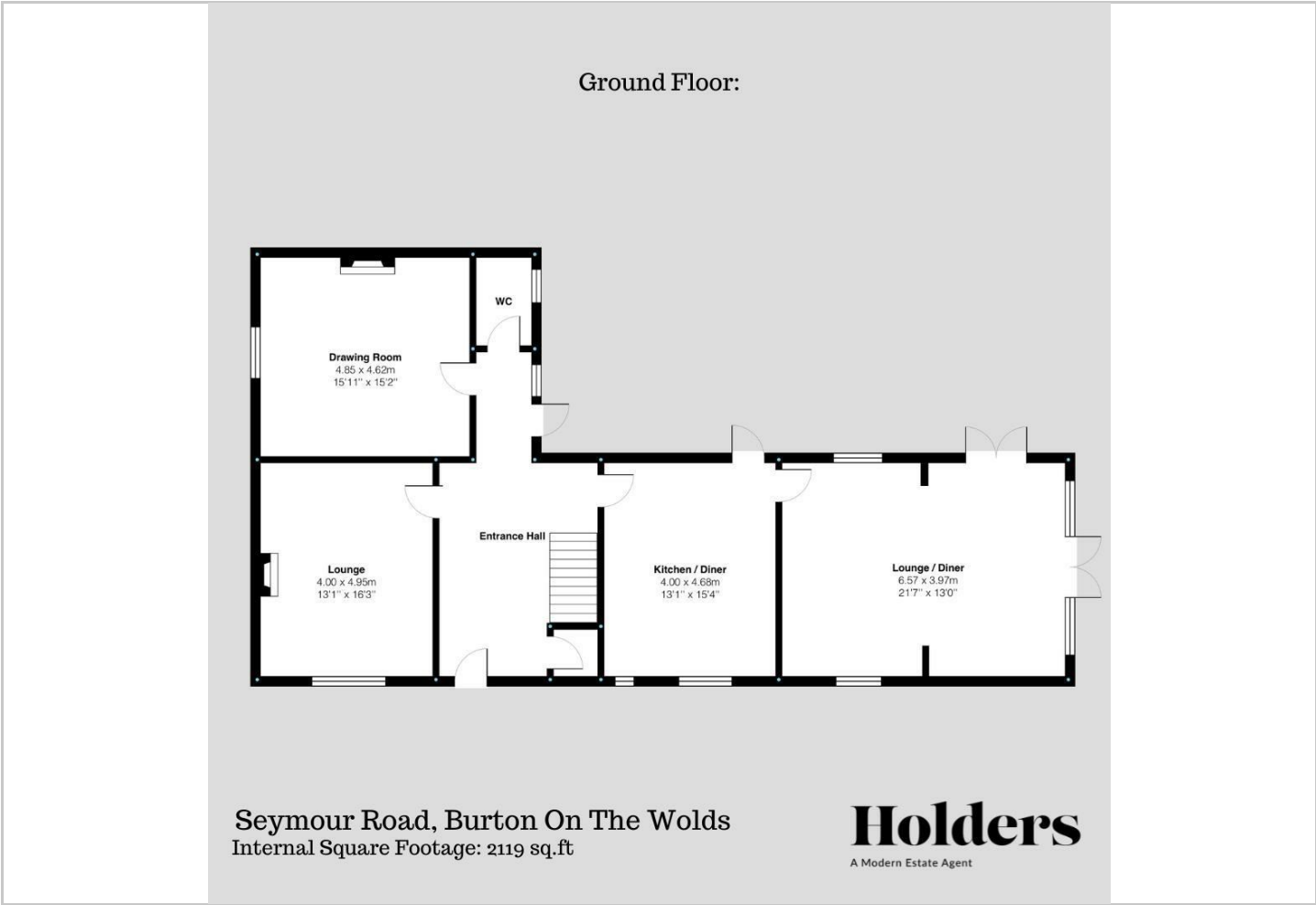
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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