

# Holdings

A Modern Estate Agent



The Willows Main Street, Leicester, LE8 0PG

Guide price £1,175,000

The Willows enjoys an exceptional and truly unique position at the very heart of this idyllic and peaceful location, set within approximately 2.4 acres of beautifully arranged grounds that offer both privacy and a remarkable range of lifestyle features. The setting is a rare combination of open space and natural beauty, incorporating a private lake, an adjoining paddock and even a charming par-3 golf hole, creating an environment that feels both exclusive and recreational, ideal for those seeking a country retreat with distinctive character. Offered to the market with no upward chain, The Willows presents a rare opportunity to acquire a substantial and individual home in a highly desirable rural setting, ready for a smooth and straightforward purchase.

## Summary

The Willows enjoys an exceptional and highly desirable position at the heart of this picturesque and tranquil setting, offering both privacy and convenience in equal measure. The property itself is an impressive and distinctive residence, thoughtfully constructed to an exacting standard in traditional red brick beneath a classic tiled roof, blending timeless architectural character with modern comfort. Internally, the house provides an immediate sense of quality and refinement, with generous proportions, carefully chosen finishes, and meticulous attention to detail evident throughout. Large windows and considered room orientation allow natural light to flood the interior, while many principal rooms have been positioned specifically to take full advantage of the beautiful surroundings and garden views. There is also the added benefit of an electronically controlled gated entrance.

The Willows is entered via a welcoming entrance porch which leads into a spacious reception hall, complete with attractive timber staircase rising to the first floor and setting an elegant tone for the rest of the home. The ground floor accommodation is both versatile and well-balanced, ideal for modern family living as well as entertaining. The substantial sitting room provides a warm and inviting focal point, enhanced by a charming log-burning stove, automatic fitted blinds and ample space for comfortable seating. A separate study offers a quiet retreat suitable for home working or reading, while a conveniently located cloakroom serves guests.

A formal dining room provides an excellent space for gatherings and special occasions, and double doors open seamlessly into a bright conservatory, which enjoys delightful views over the rear garden and creates a wonderful year-round space to relax and unwind this room is complete with automatic fitted blinds. The generously proportioned kitchen/breakfast/dining room forms the true heart of the home, designed with both functionality and style in mind. It features extensive cabinetry, and high-quality integrated appliances, including a traditional Aga cooker that adds both character and practicality. Adjoining the kitchen is a bespoke fitted utility and boot room, thoughtfully designed for everyday convenience, offering additional storage, laundry facilities, and direct access to both the double garage and the rear garden.

The first floor opens onto a wide and airy landing that enhances the sense of space throughout the

upper level. The principal bedroom suite is particularly impressive, benefiting from its own private en-suite bathroom complete with a shower, separate jacuzzi bath, and quality sanitary fittings with underfloor heating. A charming Juliette balcony overlooks the garden, providing a peaceful outlook and an abundance of natural light. In addition to the principal suite, there are four further well-proportioned bedrooms, each offering flexibility for family, guests, or hobbies, all served by an excellent and stylish family bathroom finished to a high standard.

Outside, the approach to the property is both secure and visually appealing, with a gated gravel driveway leading to a substantial double garage fitted with electrically operated doors and a convenient electric vehicle charging point. The driveway provides extensive off-road parking for multiple vehicles, with additional space available to the side of the house if required.

The rear garden is a true highlight of The Willows, offering a beautifully arranged outdoor environment designed for both relaxation and recreation. Immediately to the rear of the house lies an attractive walled patio terrace with several distinct seating areas, perfectly positioned to capture sunlight at different times of the day and ideal for al fresco dining or entertaining. Beyond the patio, the garden is predominantly laid to lawn and bordered by mature shrubs, established planting, and a selection of specimen trees that provide colour, structure, and seasonal interest throughout the year. A particularly unique and appealing feature is the private lake, which enhances the sense of tranquillity and natural beauty. Adjacent to this is a charming par-3 golf hole, with its green situated within the neighbouring pony paddock, complete with its own dedicated store — an unusual and delightful addition that truly sets this exceptional property apart. Please note that the lake runs into a culvert which controls the flow of the water down via a stream and in line controls the level of the water within the lake.

The parish of Shangton is an attractive and well-regarded rural village located approximately six miles north of Market Harborough and around ten miles south-east of Leicester, surrounded by rolling countryside and unspoilt scenic landscapes. Despite its peaceful setting, the village is conveniently positioned for access to a range of nearby towns and cities, ensuring that everyday services and wider amenities are always within

easy reach. The neighbouring centres of Leicester, Melton Mowbray and Market Harborough provide an excellent selection of shopping, leisure and entertainment facilities, from independent boutiques and cafés to larger retail outlets and cultural attractions. For commuters, Market Harborough's mainline railway station offers direct services to London St Pancras International in under an hour, making Shangton an appealing location for those seeking a balance between rural living and city accessibility.

A short distance away lies the renowned Foxton Locks Inclined Plane on the Grand Union Canal, one of the region's most notable heritage attractions. The canal arm from the base of the locks extends into Market Harborough basin, providing access to the entire national canal network and offering opportunities for boating, walking and cycling along picturesque towpaths. The surrounding area is also particularly well known for the quality and variety of its educational provision. Within Market Harborough there are highly regarded primary and secondary schools, while a number of respected preparatory schools can be found in nearby Great Glen, Maidwell and Spratton. Senior schooling options are equally impressive, with notable institutions including Uppingham, Oakham, Oundle, Leicester and Rugby all within comfortable travelling distance.

Transport links in the area are excellent, further enhancing Shangton's desirability. The nearby A6 trunk road provides a direct route between Leicester and Market Harborough, while the A47 to the north connects Leicester with Peterborough and the wider eastern region. The M1 motorway is readily accessible to the west of Leicester via Junctions 21 and 22, offering convenient north-south travel across the country. Rail connections from both Leicester and Market Harborough provide regular and efficient services to London and other major cities, while international air travel is well served by East Midlands Airport as well as Birmingham, Stansted and Luton airports, all reachable within reasonable driving time.

Sporting and recreational opportunities are plentiful throughout the locality. Golf enthusiasts are well catered for with courses at Leicester, Market Harborough, Kibworth and Luffenham, each offering attractive parkland or countryside settings. Water-based activities such as sailing, windsurfing and fishing are available at nearby Rutland Water near Oakham – one of the largest artificial lakes in Europe – as well as at Northampton Sailing Club in Brixworth. Additional

angling opportunities can be found at the Eyebrook Reservoir near Uppingham. Combined with extensive walking routes, cycling trails and open countryside, the area provides a rich variety of leisure pursuits suitable for all ages and interests.

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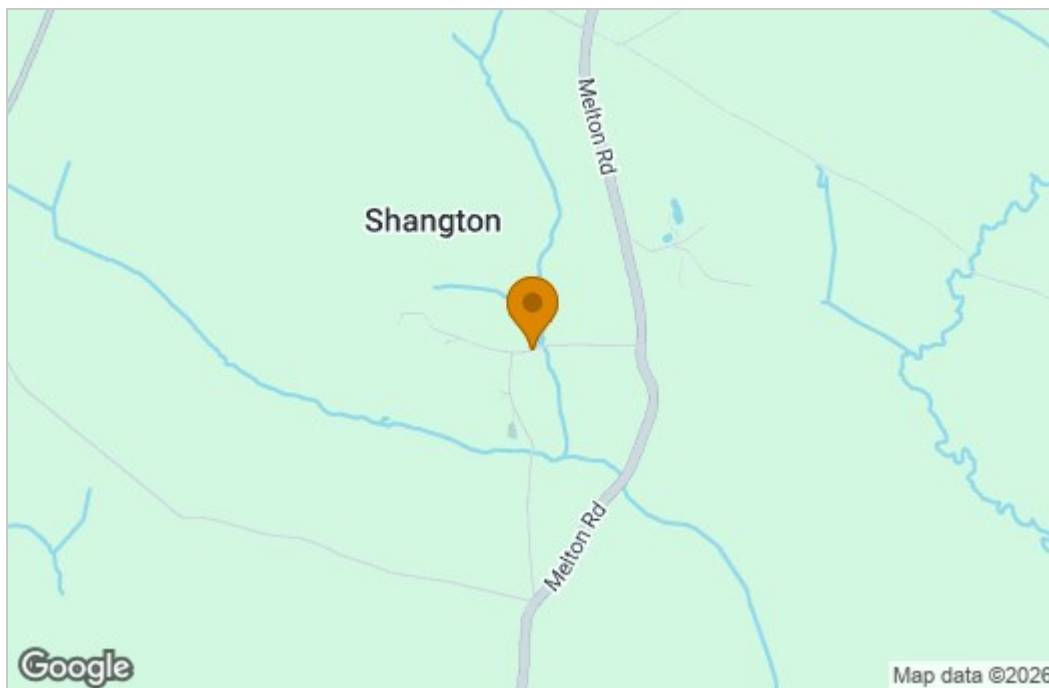
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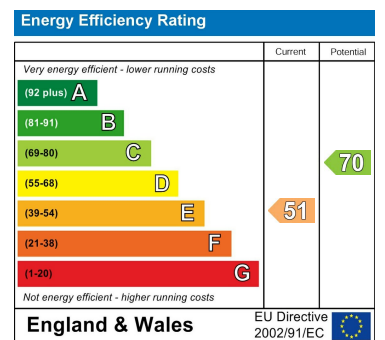
# Floor Plan



# Area Map



# Energy Efficiency Graph



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