



The Lodge

Mantelcroft Drive | Burton on the Wolds | LE12 5AY

Asking price £599,950



**RICHARD
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A spectacular detached family home, boasting a vastly upgraded, high specification interior with attention paid to every conceivable detail. The property has been extended and offers stylish contemporary décor within extraordinarily capacious accommodation throughout. There are five bedrooms, three bathrooms and three reception rooms, along with a magnificent open plan living/dining kitchen. This stunning home sits at the end of the lane, with a wonderful view at the front overlooking the village green. There is extensive gated driveway parking, double garage and summer house.

Extraordinary Detached Home

Upgraded High Specification

Five Double Bedrooms

Three Reception Rooms

Utility Room and W/C

Overlooking a Green to the Front

Extensive Gated Driveway Parking

Three Bathrooms

Living/Dining Kitchen

Double Garage and Summer House

Entrance Hall

With a substantial modern composite front door, decorative spindle and banister staircase rising to the first floor, and high quality floor covering.

W/c

Fitted with a low level flush w/c and wash hand basin.

Study

A larger than average study, which could also be used as a snug or TV room. There is a window to the front with a pleasant view towards the green area.



"A
spectacular
family home"



Living Room

Offering a tremendous amount of space, currently utilised as a lounge and dining room by the owner. There is a window to the front and a feature chimney breast with inset TV mounting point and connection/space for an electric fireplace. Towards the rear of this room is an arch opening which leads to the family room, making this part of the property an ideal place for family living or entertaining.

Family Room

An extension to the original house, and featuring a vaulted ceiling with skylight window. This room has French doors to the rear and an arch to the kitchen.

Living/Dining Kitchen

A truly spectacular open plan living/dining kitchen, making this an ideal hub of the home for everyday family living and entertaining, centred by a large central island unit with incorporated breakfast bar. There are a superb refitted range of units by local company Absolute Finesse of Loughborough and the units are finished in a contemporary coloured high gloss frontage with slimline stainless steel handles with stone worktop, incorporating moulded sink with extendable mixer tap above. There are a range of integrated appliances including Neff electric hob, extractor hood, electric double oven, integrated dishwasher, double wine cooler, integrated fridge and freezer, attractive porcelain tiled flooring runs through the kitchen and into the utility room, whilst a window and bifold doors at the rear lead out into the garden.

Utility Room

With a range of units, sink unit, cupboard housing the wall mounted gas central heating boiler and a door gives way to the driveway at the side of the house.

First Floor Landing

A spacious landing with window to the front, an airing cupboard and a staircase to the second floor.

Bedroom 1

A substantial bedroom suite with a huge amount of space, window to the front and access to -

Dressing Room

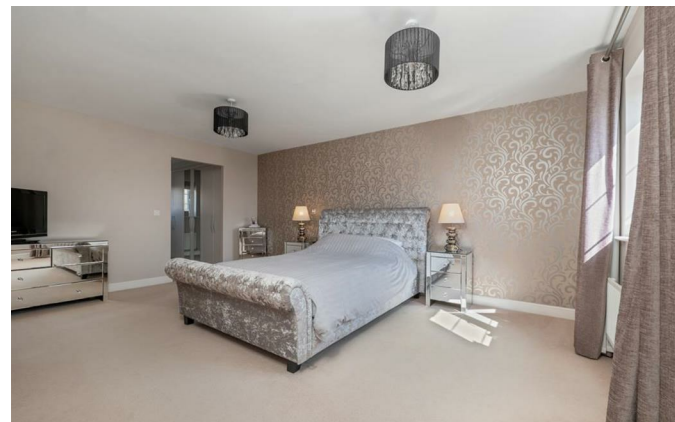
Fitted with a range of wardrobes, and access to -

En-Suite

A luxury en-suite with four piece suite comprising low level flush w/c, wash hand basin and shower cubicle with separate bath. There is tiled walls and flooring and a window to the rear.

Bedroom 4

With fitted wardrobe and French doors onto a Juliet Balcony. This room also shares a 'Jack and Jill' bathroom.



Bedroom 5

A spacious double bedroom with fitted wardrobe and a window to the front elevation.

Jack and Jill Bathroom

Fitted with a four piece suite comprising shower cubicle and bath, wash hand basin and low level slush w/c. There is a window to the rear and tiled walls/floor.

Second Floor Landing

Giving way to Bedrooms 2 & 3, along with the Shower Room.

Bedroom 2

A substantial room with ample space for bed and bedroom furniture, there is a fitted wardrobe, skylight window to the rear and window to the front.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin and low level flush w/c.

Bedroom 3

A large double bedroom with skylight window to the rear, window to the front and fitted wardrobes.

Outside

Tucked away at the end of a block paved driveway at the end of Mantelcroft Drive, the property has a gated driveway allowing off road parking for a number of vehicles leading to the detached double garage, which has electric up and over door, power and lighting. The front of the property is attractive, with a pillared storm porch and a gateway giving access directly out onto the green.

The Area

Burton on the Wolds is a pretty and popular village with great access to the centre of Loughborough 4 miles, Melton 9 miles and Nottingham 14 miles together with Leicester being 13 miles and the Mainline Railway station in Loughborough 2.5 miles with direct access to London St Pancras in approx 1hr40mins. The village has local facilities such as public house and shop in the village and a OFSTED rated Outstanding local primary school.

Extra Information

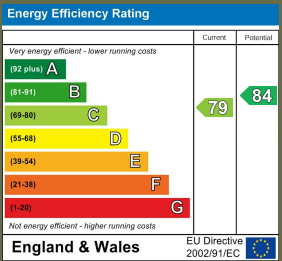
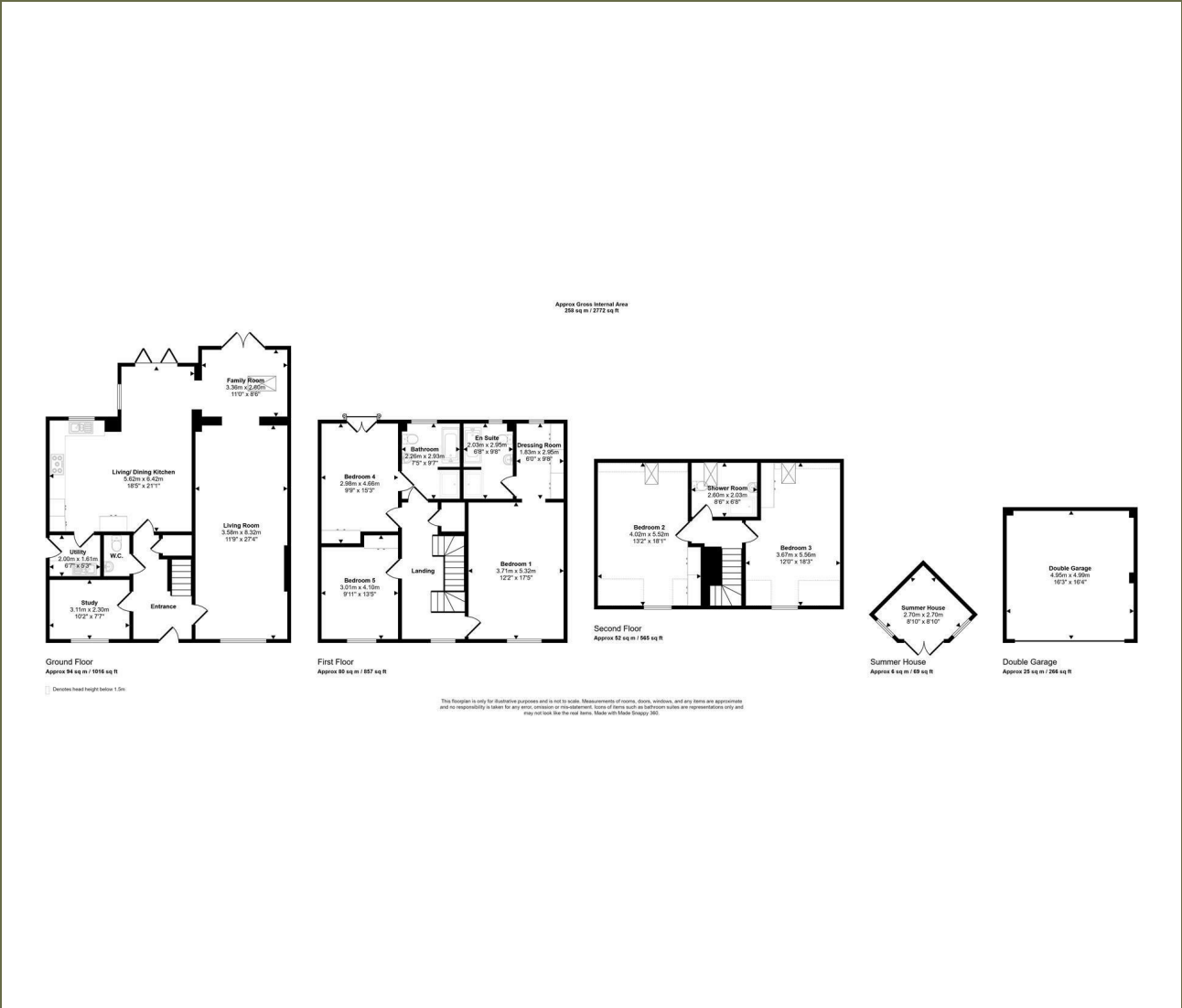
To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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