



Main Street, Alexton Offers In Excess Of £825,000





This charming, detached south-facing home, set behind electric gates within 0.33 of an acre with extensive accommodation of circa 2900sq ft includes a one-bedroom self-contained annex, garage, and parking for numerous vehicles. Easy access to both Leicester and Uppingham. It offers a perfect blend of countryside living and a homely feel throughout.

Nestled in the picturesque hamlet of Alexton, this well-maintained home boasts a large principal bedroom with built wardrobes and a newly fitted en-suite shower room. Three further double bedrooms and a family bathroom. The open-concept kitchen/dining area is filled with natural light by the dual aspect windows and doors that overlook the garden.

A spacious kitchen features an aga style cooker, a separate electric oven, and plenty of storage space. There is also plenty of workspace, making it a haven for any culinary enthusiast. A utility room is located just off the kitchen and downstairs shower room. There is a separate living room with an open fire, a study/playroom, and a generous vaulted hallway.

The Annexe: Accessed from the driveway, the Annexe opens into a lounge, from which is a large storage room. Stairs to the first floor on the right is a double bedroom with built-in wardrobes. To the left is a galley kitchen, creating good use of the space available, which then opens into a living-dining area. A shower room completes the annexe accommodation.

Outside to the rear garden, an ideal spot for outdoor entertaining, which is mainly laid to lawn with an area for a vegetable plot. And a large patio area that wraps around the rear of the house. To the front is an extensive driveway with access to a garage with post and rail fencing and electric gates. The property's location provides convenience, with easy access to local amenities and transport links. This residence offers a wonderful opportunity to experience countryside living.







Tenure: Freehold

Main: Water and Electric

Council Tax: F

EPC: E

















ENTRANCE HALL: 4.51m x 3.93m (14'9" x 12'11")

STUDY/PLAYROOM: 3.05m x 3.60m (10' x 11'10")

LIVING ROOM: 4.00m x 4.60m (13'1" x 15'1")

KITCHEN: 3.74m x 6.67m (12'3" x 21'11")

DINING AREA:3.98m x 3.70m (13'1" x 12'2)

UTILITY:

DOWNSTAIRS SHOWER ROOM:

LANDING:

BEDROOM ONE: 3.69m x 3.45m (12'1" x 11'4")

EN SUITE:

BEDROOM TWO: 3.79m x 3.57m (12'5" x 11'8")

BEDROOM THREE: 3.41m x 3.57m (11'2" x 11'8")

BEDROOM FOUR: 3.01m max x 3.45m (9'11" x 11'4")

FAMILY BATHROOM:

ANNEXE:

LIVING ROOM: 3.62m x 5.22m (11'11" x 17'2")

BEDROOM: 2.65m x 3.87m (8'8" x 12'8")

KITCHEN/DINING: 6.92m max x 3.87m max (22'8" max x 12'8" max)

SHOWER ROOM:

STORE:

W/C:

GARAGE: 4.49m x 5.22m (14'9" x 17'22)





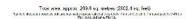




Main Street, Alexton









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Allexton is a small Leicestershire village within the picturesque Eyebrook Valley just three miles away from the thriving market town of Uppingham, which provides everyday amenities, a good selection of shops, cafés and restaurants a supermarket and several schools. Further schooling, both state and private, of Oakham, Stamford and Market Harborough as well as Leicester. The latter also provides a mainline rail connection. The Leicestershire Round public footpath runs through the village and the Rutland Round is just ¼ mile away. In addition, there are several bridleways with one running just to the south side of the far paddock. Rutland Water is just 6 miles away and offers fishing and a myriad of other activities as well as 1000 acres of nature reserve.



