

19 Hawthorne Drive,
Thornton,
LE67 1AW.

£625,000



Front
Landscaped front garden with driveway for two cars

Lounge / Dining Area
Following significant remodelling, the lounge, dining area and garden room now combine to create a generous and sociable open-plan living space. Hardwood flooring flows throughout, while a log burner provides an attractive focal point within the lounge area. There is ample space for comfortable seating and a family dining table, with the extensive glazing of the garden room providing wonderful views across the gardens and paddock. It is an impressive yet welcoming setting for both everyday family life and entertaining. There are two electronic Velux windows fitted with rain sensors.

Kitchen Area
The kitchen is fitted with a stylish range of wall and base units, providing ample preparation and storage space. Integrated appliances include a Rangemaster oven with induction hob, dishwasher, fridge and freezer. There is a tiled floor with underfloor heating.

Snug / Office
Versatile room with window to front, could be used as an office, snug or playroom

Utility Area
The utility accommodation is arranged in two sections and provides a range of fitted storage cupboards together with plumbing for a recessed washing machine.

W.C.
Fitted with WC, sink and heated towel rail.

Landing
Stairs rise to the first-floor landing, which provides access to all four bedrooms and the family bathroom. A loft hatch with a drop-down ladder gives access to the roof space.

Bedroom One
A well-proportioned principal bedroom featuring a range of fitted wardrobes with partially mirrored fronts. Window to front elevation.





Bedroom Two
A good sized double bedroom bedroom enjoying superb views across the countryside to the rear.

Bedroom Three
Another generously proportioned bedroom with useful high-level storage.

Bedroom Four
Overlooking the garden and fields beyond, the fourth bedroom would also be well suited for use as a nursery, dressing room or additional home office.

Family Bathroom
The family bathroom is fitted with a panelled bath with centrally positioned taps, a separate shower enclosure, WC and washbasin set within a vanity unit. A ladder-style heated towel rail completes the room.

Garden
The landscaped garden provides an attractive transition between the house and adjoining land.
Steps descend from the upper terrace to a further paved seating area, creating a choice of places for outdoor dining and relaxation. A gate opens onto the track leading to the paddock and wider grounds.
Beneath the garden room is a substantial storage area, accessed externally and equipped with electrical sockets. Outdoor power and lighting are also available within the garden.

The Land
The land extends to approximately 3.4 acres in total and slopes gently towards the south west. It is well drained and benefits from good natural shelter provided by established native hedgerows on three sides. A freshwater stream follows the far western boundary.
The grounds have been thoughtfully developed to create a diverse and wildlife-friendly environment. Approximately 350 metres of native hedging have been planted, incorporating species including hawthorn, blackthorn, hazel, dogwood, spindle, guelder rose, dog rose, holly and hornbeam.
Areas of rough grassland are complemented by mown pathways, open spaces and wildflower meadows, creating an attractive and natural landscape to explore and enjoy.
PONY PADDOCK
The pony paddock extends to approximately 1.55 acres and includes a field shelter and an area of hardstanding.
Separate access is available from Beech Drive through a lockable gated entrance and along a private hard-surfaced track, over which we understand the property benefits from a right of way.
ORCHARD AND PRODUCTIVE GARDEN
A small cottage-style productive garden has been created with vegetable, herb and fruit-growing beds. Existing planting includes raspberry canes, gooseberry bushes and rhubarb, along with wildflowers and ornamental grasses.
There is also an aluminium-framed greenhouse, covered log store, garden tool shed and composting area.
The orchard was planted in 2012 and includes eight apple trees, comprising cooking and eating varieties, together with three plum trees, a pear tree and a cherry tree.
SPINNEY AND ESTABLISHED PLANTING
A small spinney of approximately a quarter of an acre was planted in 2011. It contains a carefully selected mixture of native and wildlife-friendly species, including English oak, ash, wild cherry, crab apple, field maple, alder, Scots pine, willow, holly, hazel, dogwood, wild privet, guelder rose and spindle.
Additional specimen trees have been planted throughout the land, including oak, crab apple, weeping willow, white willow, field maple, walnut and Scots pine.
SUMMERHOUSE
An insulated summerhouse has been imaginatively constructed using reclaimed materials and occupies a peaceful clearing within the grounds. The adjoining open area provides a secluded setting for barbecues, outdoor entertaining or simply enjoying the natural surroundings.
IMPORTANT INFORMATION
The land is classified as agricultural, and the existing permitted uses are restricted to agricultural and equestrian purposes only.

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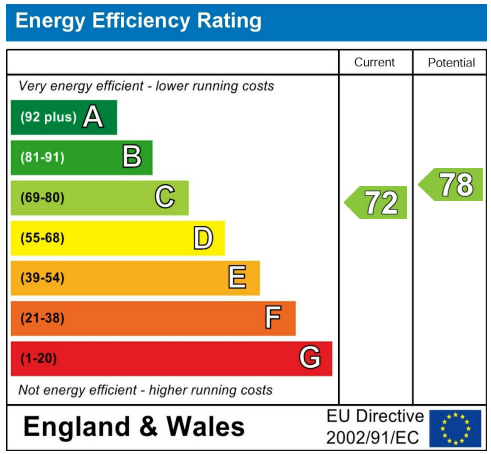
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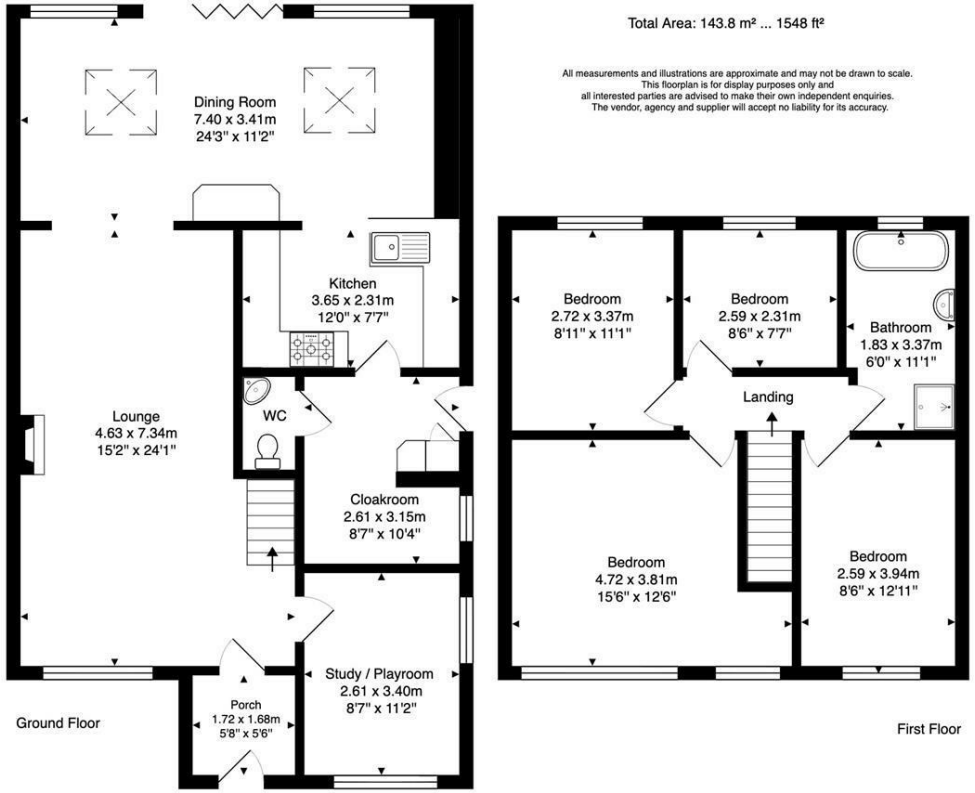





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Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
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