

Leascroft 30A, Main Street,
Orton on the Hill,
CV9 3NN

£595,000

GENERAL

A superb contemporary village house called 'Leascroft' set in approximately 1.24 acres of gardens and paddocks with exceptional Southerly views. The house was built to the design and specification of the present owner in 2007. The well balanced accommodation includes an open plan living room with dining and sitting areas, a good sized conservatory and breakfast kitchen. On the first floor there is a master bedroom with en-suite, two further bedrooms and bathroom. The property has an integral garage along with a detached garage. (NOTE: The garages could offer conversion opportunities to expand the property subject to obtaining the relevant planning consents).

LOCATION

Leascroft is located in the highly regarded village of Orton on the Hill on the Leicestershire/Warwickshire borders. The property is surrounded by open countryside and has good access to the main Midlands motorway network via the A5/A444 and Junction 11 of the M42, Birmingham airport is also within easy reach and there is a main line rail service to London from Nuneaton. There is private schooling which can be found at Twycross and Market Bosworth. The historic town of Market Bosworth is close by. In Market Bosworth there are some interesting shops and restaurants overlooking the market place and there are some lovely walks in the area.







THE ACCOMMODATION
The accommodation is arranged over two floors as follows. Front door opening into the reception hall.

RECEPTION HALL
Balustrade staircase rising to first floor, understairs storage cupboard.

CLOAKROOM
With low flush lavatory, corner wash hand basin and ladder style towel rail.

SITTING ROOM
21'4" x 10'5"
A charming room with an open Victorian style fireplace. There are two central heating radiators and bifold doors opening into the conservatory.

BREAKFAST KITCHEN
15'6" x 13'2"
Overlooking the garden. The kitchen is fitted with a generous range of base and wall cabinets positioned around the 'Rangemaster' cooker which has two ovens and a part induction hob with 'Stoves' extractor above. There is also an 'Hoover' washing machine, a 'Caple' tumble dryer and 'AEG' dishwasher. Inset sink and drainer unit. Stable door to garden.

CONSERVATORY
12'5" x 9'9"
A superb conservatory. There are window seats with plenty of storage space, French doors to garden. It should be noted that the present owner uses the conservatory as a pool room and has a slate bed table which they are prepared to include at no extra charge.

ON THE FIRST FLOOR
Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING
Opening off the galleried landing are the bedrooms and bathroom.

MASTER BEDROOM
12'5" x 10'5"
Overlooking the garden and paddocks beyond. A lovely light room with fitted wardrobes and knee hole dressing table. Central heating radiator.

EN-SUITE
A good sized en-suite. There is a shower enclosure, wash hand basin set in vanity unit with fitted cupboards underneath, a chrome ladder style towel rail and low flush lavatory. There is also an airing cupboard with central heating radiator.

BEDROOM TWO
11'2" x 8'6"
Double bedroom with views over the garden. Central heating radiator.

BEDROOM THREE
11'2" x 6'9"
With country views. Central heating radiator.

BATHROOM
Suite comprising a panelled bath, low flush lavatory, wash hand basin with chrome ladder style towel rail.

THE GARDEN
The house has a lovely South facing garden with a patio adjoining the house.

INTEGRAL GARAGE
17' x 9
Up and over door. The integral garage also houses the oil fired central heating boiler.

DETACHED GARAGE
19'3" x 16'3"
With electric roller shutter door. There is boarding to the eaves, ideal for storage.

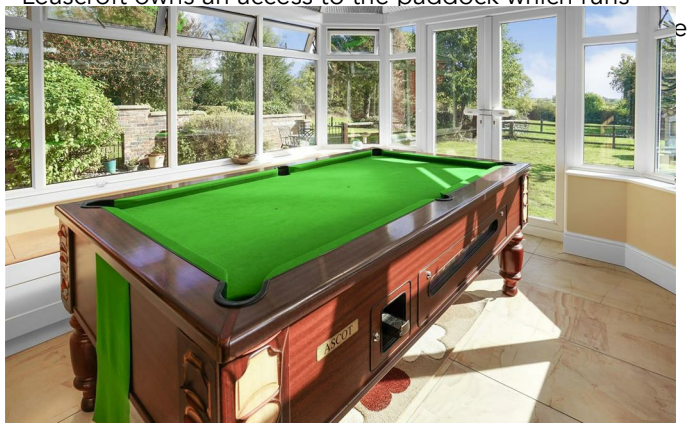
OUTSIDE
The house is well set back from the road and approached down a shared drive.

THE PADDOCK
There is a paddock to the South of the house enclosed by hedges which have been allowed to grow out and are haven for wildlife.

COUNCIL TAX BAND & EPC
HBBC - Council Tax Band D - EPC Rating C

THE PLAN
The plan is not to scale and has been included for illustrative purposes. An accurate plan will be produced showing the agreed boundaries once a sale is agreed.

IMPORTANT NOTE
Leascroft owns an access to the paddock which runs

















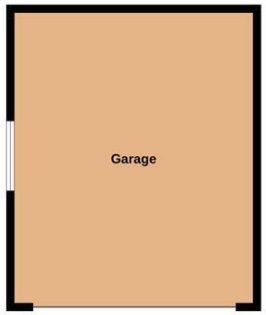







MAIN STREET
The Unicorn
(PH)
30
28
24
22
30a
20
21
19
17
16
10

Garage

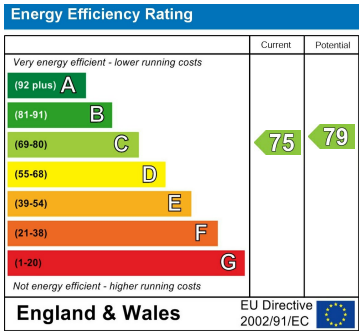


Ground Floor



1st Floor





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOX

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