



THE WHITE HOUSE
SADDINGTON, LEICESTERSHIRE

JAMES
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The White House,
Saddington,
Leicestershire

Occupying a hilltop location with stunning open countryside, The White House represents an ideal opportunity for you to create your own dream home through modernisation and extension, (subject to planning consents). With over 2,500 Sq Ft of living space with an approx. 0.27 acre plot, this wonderful opportunity is offered for sale with no upward chain.

Individual detached family home | Open countryside and reservoir views | Over 2,500 Sq. Ft of accommodation | Four bedrooms | Three reception rooms | Kitchen and utility room | Ensuite and family bathroom | Double garage | Landscaped gardens | Scope for modernisation |

ACCOMMODATION

Stepping through the front door and porch into the hallway you will gain a sense of space that the accommodation has to offer, with glimpses through glazed doors to the sun/sitting room and living room. A handy guest cloakroom is tucked to the corner of the hall. The living room spans some 26 ft and feels bright with lots of natural light coming via two windows to the front, two to the side and also the large picture window which frames a view of the garden and countryside to the rear. A living flame gas fire provides a cosy focal point.

The sun/sitting room which could also serve as a study features a bay window with door providing access to the garden, while the dining room also enjoys garden and countryside views. Glazed double doors lead through to the kitchen allowing for a social open plan aspect. The kitchen is equipped with a range of wall and base units and ample work surface space over. Integrated appliances include double oven, dishwasher and fridge. The covered passageway to the side provides access to both the front and rear gardens and through to a utility room which also leads into the garage. You will also find a further guest cloakroom which is handy for when entertaining in the garden.

Upstairs the sense of space continues with the galleried landing. The master bedroom enjoys countryside and reservoir views and features fitted wardrobes and a good sized ensuite shower room. There are three further bedrooms, two of which also enjoy open aspect views to the rear, with one currently serving as a study. The bathroom is also spacious, and features fitted linen and airing cupboards with a suite comprising bath with shower over, WC and pedestal wash hand basin.

OUTSIDE

The front features a hard standing, sweeping driveway with parking for several vehicles with bedding borders and post and rail fencing. The double garage is situated to the side with gated access to the rear and side gardens.

The rear garden has been landscaped to provide a lovely, bright, and sunny garden which makes the most of the open countryside views beyond. A raised patio terrace with bedding borders lead to the lawned garden beyond. There is a further garden to the side with mature bedding borders.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: G

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

LOCATION

Saddington is a small hilltop village close to Smeeton Westerby and Gumley and is in some of the county's most attractive countryside with many scenic walks and views including around Saddington Reservoir. Kibworth provides a wide range of amenities catering for all day needs with high quality restaurants, pub, Dr's surgery, sports clubs and primary and secondary school. Market Harborough six miles to the south provides a wider range of niche shopping and recreational facilities and a mainline rail connection to London St. Pancras in about an hour.

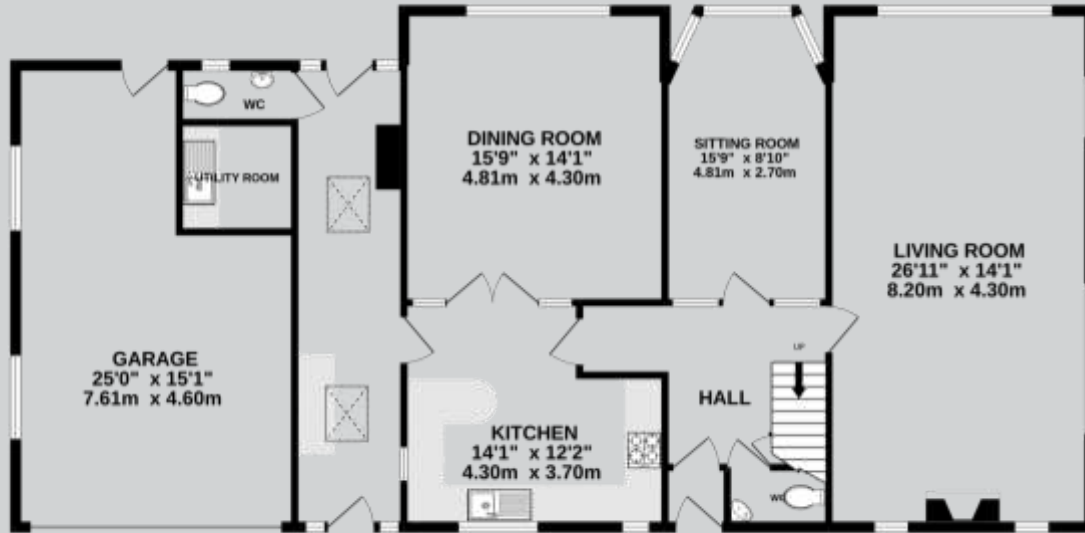
DIRECTIONAL NOTE

From the centre of Market Harborough travel via the A6 in a northerly direction into the centre of Kibworth. Continue through Smeeton Westerby into Saddington, where the property can be found on the left hand side as you enter the village.

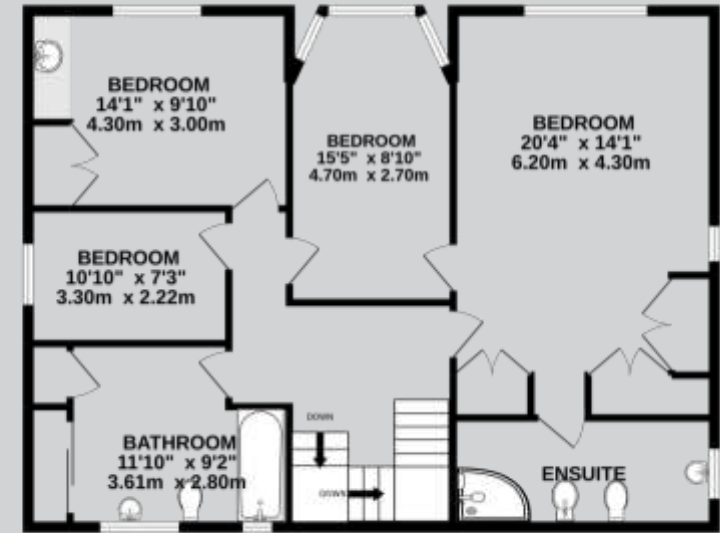




Ground floor

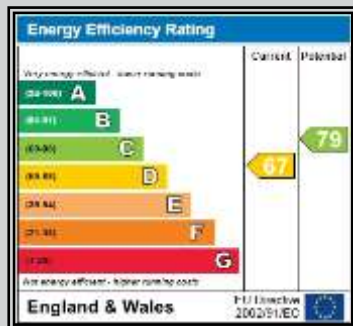


First floor



Total Approx Gross Internal Floor Area = 237.7 Sq. M – 2559 Sq. Ft

Measurements are approximate. Not to scale.
For illustrative purposes only.





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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