

An aerial photograph of a large, well-maintained property in Skeffington, Leicestershire. The property is outlined with a red boundary line. It features a large, green lawn, several trees, and a large house with a grey roof and white walls. The house has multiple gables and a chimney. Two cars are parked in the driveway. The surrounding area is lush with greenery and trees.

# THE WELL

SKEFFINGTON, LEICESTERSHIRE

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**The Well,**  
Skeffington,  
Leicestershire

Are you looking for more space for your growing family, or, perhaps you are looking to swap town and city living for rural life while retaining ease of access for commutes by road or rail? Could this aspirational home be for you? Welcome to The Well, come and take a closer look.

A fabulous home | Oil fired heating | Extended and refurbished | Approx 0.46 of an acre | West facing garden with private parkland beyond | PP granted for oak-framed car port and office above | 32ft Open plan kitchen, dining/family room | Five bedrooms | Two ensuite shower rooms and family bathroom | No upward chain

#### ACCOMMODATION

Space. A word which may spring to mind as you approach the front porch up a sweeping, leafy drive and step through into the reception hall. The Well has been thoughtfully extended and lovingly refurbished by the current owners over the last 20 years.

Past the staircase you will catch glimpses of what's to come; through bevelled glass paned double doors of the dining room, which in turn leads out on to the patio and pool area beyond. To your left is the sitting room, a cosy and inviting room with the main focal point being the cast iron log burning stove. You will also find a private study/home office tucked away to the corner with views out over the patio, pool and garden beyond.

Across the hall you will find the open plan kitchen, dining/family room. Fitted with contemporary units providing plenty of storage and ample work surfaces. Integrated appliances include a fridge, freezer, dishwasher, Lamona microwave, Bosch fan electric oven and a Lamona electric hob. Glass paned double doors open to the dining room adding to the flow of this home. While bi-fold doors beyond the cast-iron log burning stove lead out on to "The Terrace". An extensive timber decked and patio terrace wrap around the swimming pool and gazebo.

Tucked away in the corner you will find the utility/shower room (also accessible from the kitchen) which serves as changing facilities and also pump room.

Upstairs the galleried landing provides far reaching views across the rolling countryside towards Halstead and Tilton-On-The-Hill. The master bedroom suite itself is spacious and well thought out, offers a Juliette balcony to take best advantage of garden and views, a walk in wardrobe and an ensuite shower room. You will also find three further double bedrooms, and a fifth single bedroom which, together with the second bedroom, shares a Jack and Jill ensuite shower room. The sense of space continues with the family bathroom with its walk-in shower, and contemporary white suite as well as ample storage space.

#### SPECIAL NOTE

Planning Permission was granted for the erection of an oak-framed car port with office above on 26th October 2020 20/01338/FUL. [www.harborough.gov.uk](http://www.harborough.gov.uk).

#### OUTSIDE

A mature, leafy, landscaped front garden with sweeping drive leads up to the integral double garage and provides ample parking. The rear garden includes a fabulous terrace, with heated outdoor swimming pool, wrapped by an extensive paved patio and timber decked terrace leading to separate seating and dining terraces and gazebo. An extensive lawn with bedding borders lead to a shaded terrace, ideal for enjoying views of the deer within the private parkland beyond.

#### LOCATION

Skeffington is a thriving village with a strong sense of community with many high quality individual homes of historical interest. The popularity of the area is a combination of attractive countryside, excellent schooling and accessibility to major centres of employment and interest within Leicester, Market Harborough, Oakham and Uppingham.

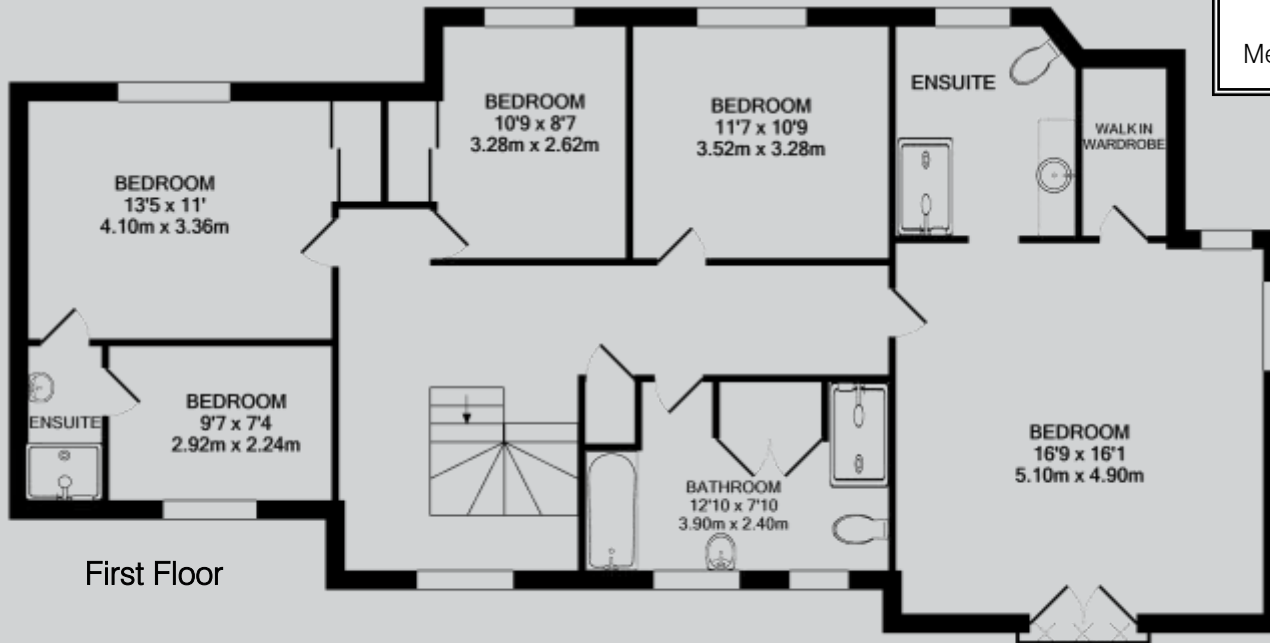
#### DIRECTIONAL NOTE

From Market Harborough, proceed northbound via Leicester Road, continuing over the A6 roundabout onto the B6047 passing through the villages of Church Langton and Tur Langton towards the A47. At the junction of the A47 turn right and continue along the A47 as signposted to Skeffington, turning right and entering the village along the Main Street where the property may be found on the right-hand side.

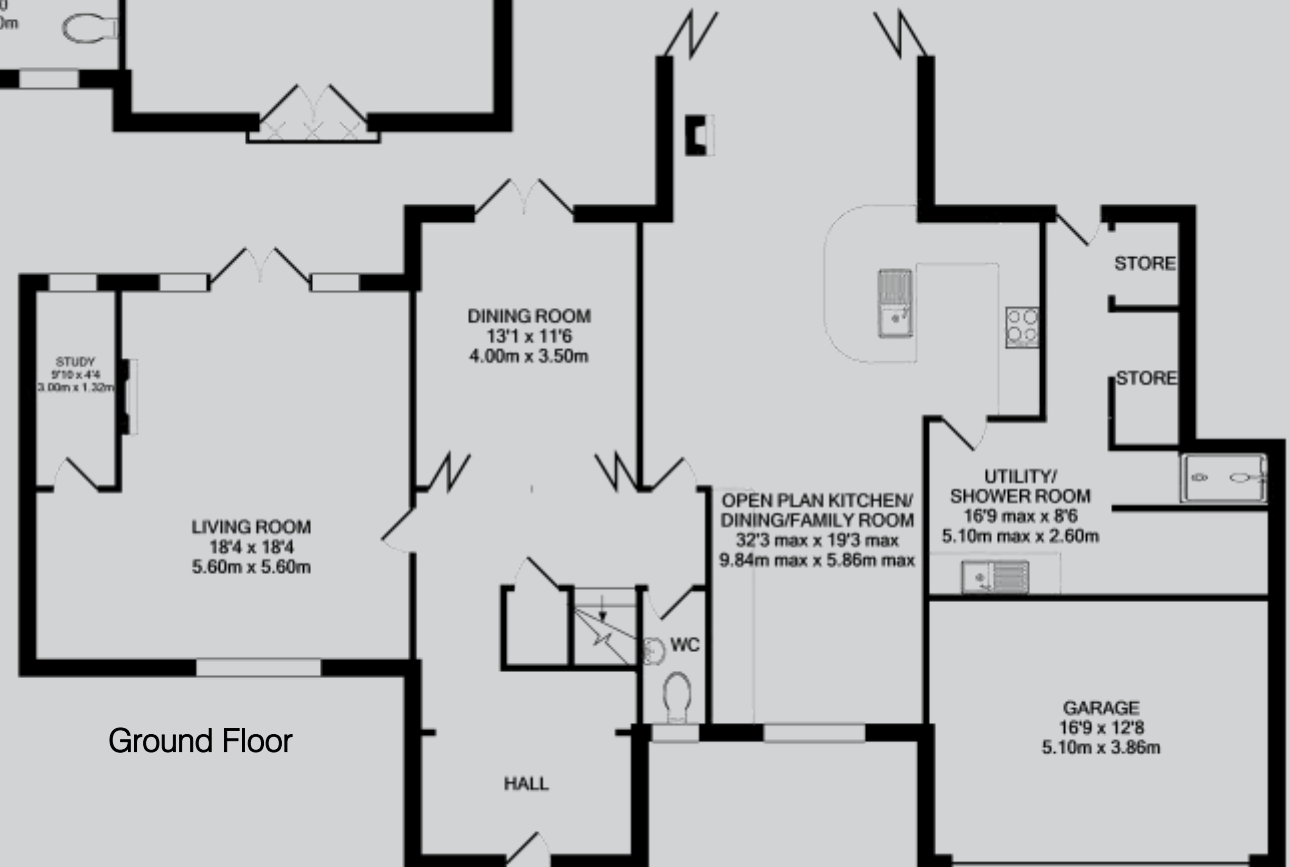




Total Approx Gross Internal Floor Area = 261.7 sq/m – 2817 sq/ft  
Measurements are approximate. Not to scale. For illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		







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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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