

SYCAMORE RISE

TUGBY, LEICESTERSHIRE



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VIEW TO THE FRONT



8 Sycamore Rise,
Hallaton Road, Tugby,
Leicestershire LE7 9WU

An executive new build village home at the head of a quiet cul-de-sac on a prestigious development in the ever popular village of Tugby, built with modern living and a high specification in mind.

Picturesque countryside views | Double glazing | Underfloor heating | Five bedrooms to include a master bedroom suite to the second floor | Sitting room | Open plan living dining kitchen | Four bath/shower rooms | Study | Highly specified | Double garaging and excellent sized driveway | Protek 10 year warranty |

ACCOMMODATION

The feeling of space runs throughout this property and the accommodation is entered into an impressive and spacious reception hall with a ceramic Limestone effect flooring with underfloor heating which runs into the open plan living kitchen. There is a WC off with high end fittings and statement tiling. A delightful sitting room has double aspect windows and a classic stone fireplace with a multi-fuel stove inset creating a lovely focal point.

The centrepiece of this fabulous family home is undoubtedly the open plan living dining kitchen with plenty of space for a dining area, sofa's and breakfast bar off the island for casual dining. The cabinetry is high end, with worktops and splashbacks in Caesarstone and integrated storage comprising of pan drawers and eye and base level cupboards. Integrated appliances include a Neff dishwasher, hob with extractor hood over, combination microwave and oven, a tallboy fridge and separate freezer and a wine cooler. Access to a sunny rear garden is through bifold doors to an Indian stone terrace perfect for entertaining and a lawned garden which wraps around the house. A well-equipped utility room has matching cupboards and work surfaces and has a Bosch washing machine and tumble dryer. A door leads through to a large double garage with electrically operated up and over doors, window and access to the rear.

To the first floor is a large landing with a cupboard off and a fabulous family bathroom with high end designer fittings and fully tiled walls and floors. There are three double bedrooms, one with an ensuite shower room. There is also a vast guest bedroom suite with double aspect windows, large walk-in dressing room and a fully tiled ensuite shower room with his and hers basins with a mirror over and a large shower cubicle and WC. A study completes the first floor accommodation and gives the perfect excuse to work from home.

A staircase leads to the second floor which gives access to a spacious master bedroom suite, complete with a large bedroom, vanity/seating area, eaves storage areas, a walk in wardrobe or dressing room, all served by a bathroom with a three piece suite.

OUTSIDE

This fine family home is situated at the head of a quiet cul-de-sac with no passing traffic and as a result has a very large paved driveway with parking for half a dozen vehicles and access to a large integral garage. Access is available both sides of the property to the rear garden, which is cleverly conceived with entertaining areas on random flagged stone terraces, beyond which are lawned gardens well screened by close bordered fencing and laurel hedging.

LOCATION

Tugby is a thriving east Leicestershire village with a strong sense of community centred around a popular pub and eatery, a modern village community centre, well regarded primary school, parish church and an excellent village community spirit. A wider range of amenities are available within the market towns of Uppingham (six miles distant), Oakham (ten miles), and Market Harborough (twelve miles), the latter with a mainline railway connection to London St Pancras in under an hour. Tugby is located approx. Thirteen miles east of Leicester city centre and offers an easy commute along the A47. Leicester city centre offers professional quarters, mainline railway station, universities and hospitals, together with an abundance of shopping, leisure and restaurant amenities. The area is well served by secondary schooling in the state and private sector, with sporting and leisure facilities at Rutland Water, tennis within the village, numerous golf courses and very popular gym and swimming pool at Uppingham. There are plenty of walks and bridleways amongst some of the county's scenic countryside.





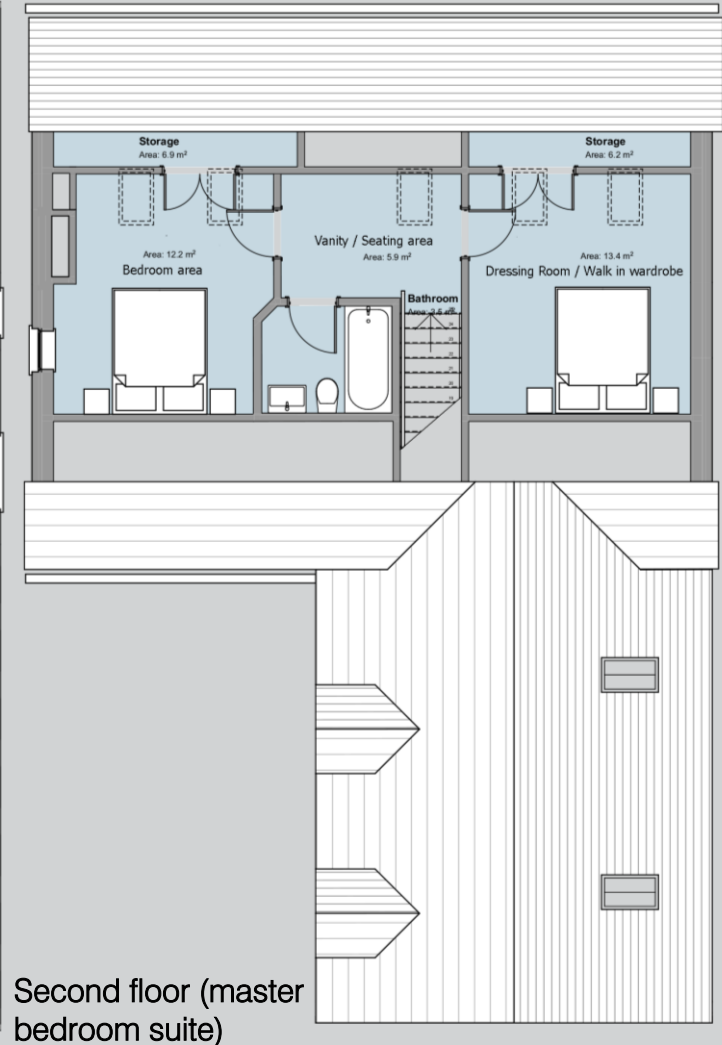
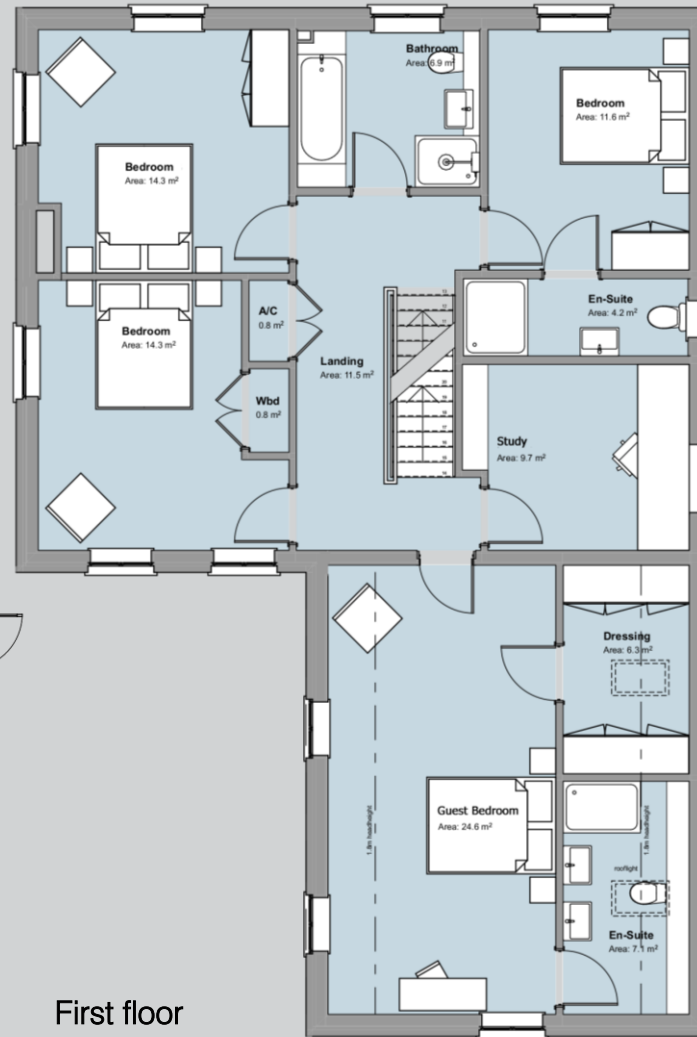
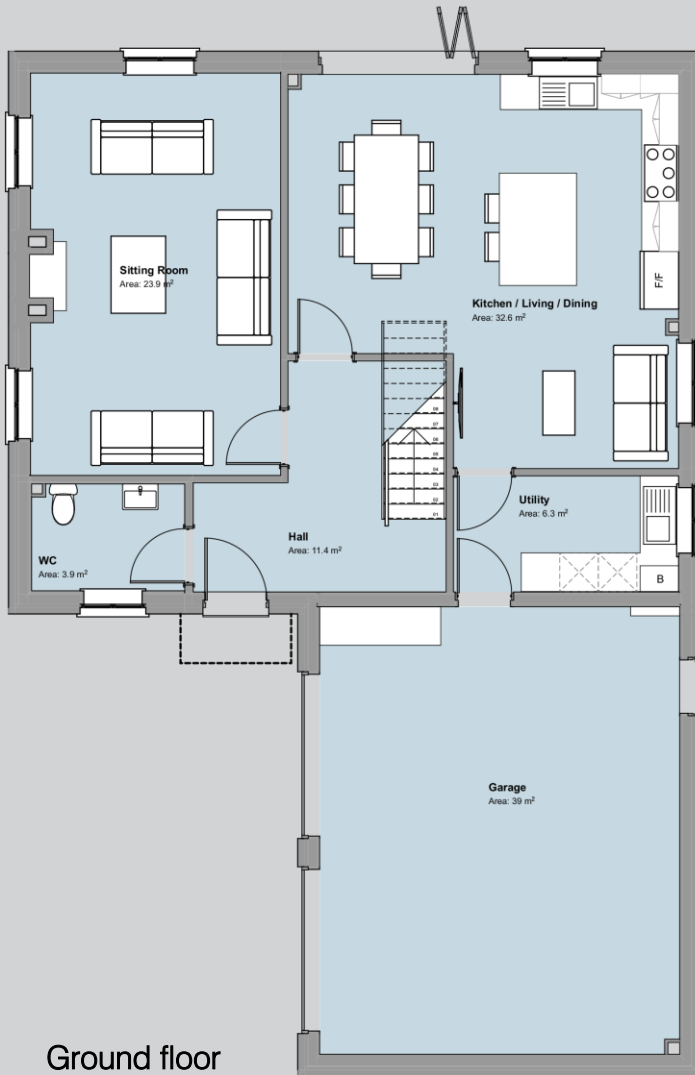
DIRECTIONAL NOTE

From Leicester travel via the A47 in an easterly direction for approximately twelve miles. Turn right into Tugby village and immediately left after the primary school into Hallaton Road. The proposed development is located on the left hand side as indicated by the agents signage.

TOTAL FLOOR AREA : 2668 sq.ft. (247.9 sq.m.) approx.

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 not 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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