



**The Old Pond Barlestone, Plot 2 Thistle Close,
Barlestone, CV13 0DT**

Guide Price: £480,000

Freehold

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We are delighted to bring to you an exceptional modern family home nestled in the sought-after village of Barlestone to the west of Leicester city centre. The Heron Pond is a development of just eight unique and beautifully finished new homes in a friendly, welcoming cul de sac, all of which sit in ample space and are complemented by fabulous contemporary interiors with high standard craftsmanship. The property represents the most idyllic rural setting with acres of countryside surrounding the village, offering unrivalled outdoor opportunities for all the family, yet is within easy reach of a variety of towns and cities with their wide range of shopping outlets, restaurants, bars, cafes and travel connections.

This wonderfully light and spacious property, built by Marble Homes to an extremely high specification and finish, with high quality contemporary kitchen that shout elegance and incorporate a range of integrated appliances. The bathrooms are finished to an extremely high standard and ooze style and luxury. Energy efficiency is high on the agenda and the property features uPVC high performance double glazing throughout, energy efficient lighting and Smart Hive gas central heating system with zoned thermostats, well insulated Karndean wood and tiled flooring on the ground floor and carpeted on the first floor, electric charging points as well as a 10-year new home warranty. In addition, the property is pre-equipped with cabling for the installation of solar panels, which can be fitted on request.

This delightful double fronted family property is approached via a block paved path, with a lawned area and borders to one side, to a part glazed wooden front door that has a glass panel to the left and gives access to a large entrance hall. There is a tiled floor, the carpeted staircase to the first floor with a storage cupboard beneath and a downstairs cloakroom with a low level WC as well as a wash hand basin set into a unit with storage below and a tiled splashback above.

From the entrance hall are the lounge and living room, both of which overlook the front of the property. The lounge benefits from a lovely bay window that allows plenty of natural light to flood the room.

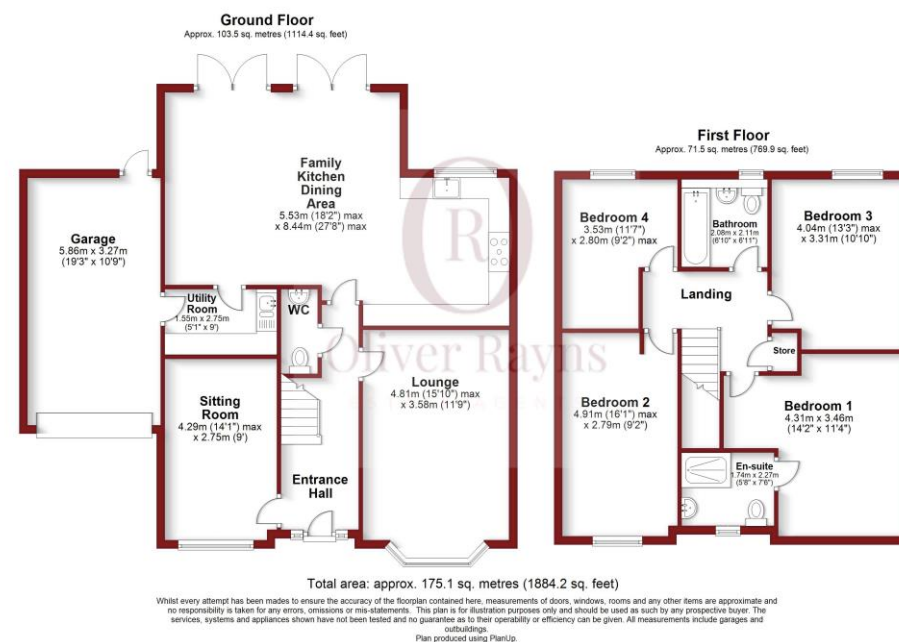
Across the rear of the property is the absolutely stunning, luxury kitchen/breakfast room with a well-proportioned family area, all of which benefit from two sets of bi-fold double glazed doors leading out onto the paved terrace and rear garden. The modern contemporary style kitchen has an extensive range of base and wall units with under cupboard lighting and plenty of quartz work surfaces which extends to a breakfast bar, a built-in hob with canopy extractor hood and tiled splashback above, an integrated double oven and fridge/freezer appliances, a stainless steel sink unit with mixer tap and tiled splashback, as well as ample space for a breakfast table.

From the kitchen there is access to the utility room with a range of wall and base units with wood work surfaces and tiled splashback above, a stainless steel sink unit with mixer tap, plumbing and space for a washing machine as well as part glazed door to the garage.

Stairs from the entrance hall lead to the first floor landing which has a large storage cupboard, access to four well-proportioned bedrooms and the family bathroom. The principal bedroom has an amazing en suite shower room with contemporary sanitary ware and wood floor, a fully tiled, independent thermostatic bar shower with glazed screen, low level WC, wash hand basin set in a vanity unit with storage beneath, porcelain tiling and heated towel rail.

The elegant and ceramic tiled family bathroom has a wood floor and a white suite incorporating a lovely deep panelled bath with a thermostatic bar shower over and glass screen, a low level WC, a wash hand basin set in a vanity unit with storage beneath and a heated towel rail.

- Freehold
- Grand Detached Home
- Luxurious Open Plan Kitchen Dining Area
- Two Contemporary Reception Rooms
- Stylish Family Bathroom
- Beautifully Landscaped Garden
- Four Generous Bedrooms
- Integral Garage
- Driveway For Two Vehicles
- En-Suite To Master Bedroom







Oliver Rayns - Oliver Rayns

106 Queens Road
Clarendon Park
Leicester
LE2 3FL

T: 01162 960 940
E: info@oliverrayns.com
www.oliverrayns.com

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.
Registered in England No. 10608412. VAT No. 363319009.

Disclaimer

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