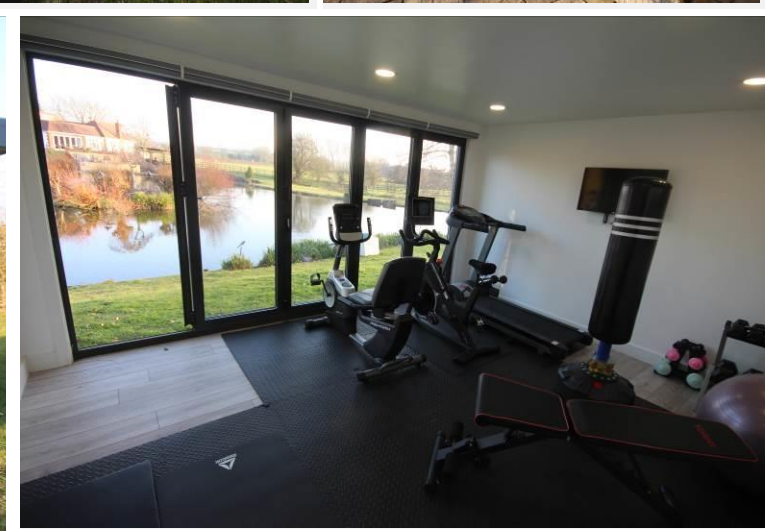




LAKEVIEW JOHN O'GAUNT







A unique opportunity to purchase an individually designed home which looks out over its own lake and river both stocked with fish. Walkways through its own grounds of approximately 2.7 acres (with the possibility of purchasing further grassland paddocks adjoining subject to separate negotiation).

The property offers accommodation comprising an entrance hall, cloakroom, snug/bedroom 4, living room with wood burner, open plan dining kitchen with Range cooker and beautiful views over gardens and lake, separate utility room and bedroom 3 with ensuite. The first floor offers two further double bedrooms both fitted with ensuites.

Externally, the property stands within mature grounds of around 2.71 acres in total with brook and waterfall which meander through the grounds. To the front of the property electric gates open onto a driveway with hard standing for numerous vehicles, double garage and personal gates provide access to the rear. The rear garden is particularly special, wrapping around a fully stocked fishing lake with island. The rear garden which is mainly laid to lawn features a bespoke freestanding sauna with glass front overlooking the spectacular gardens. A further weatherproof composite garden building is currently used as a gym, fitted with electricity and lights however would suit those in need of a home office. A large timber deck within the garden provides elevated views over the garden and the perfect space for family and friends to entertain and be entertained al fresco.

Lakeview has mains water, electricity and gas connected. The property is on a septic tank. The Worcester Bosch boiler is located in the utility room and is approximately 7 years old. The water tank is located in the en suite of bedroom two. The property is fitted with alarm system and Hikvision security cameras.

The nearby village of Twyford is situated just off the B6047 Melton to Tilton road. The village is convenient for fast access to Melton Mowbray, Leicester and Market Harborough and is situated amongst rolling Leicestershire countryside. The village offers a local pub, church, village hall with more extensive local facilities available at nearby Great Dalby, Queniborough and Syston. Excellent access to the A46 and A47 and mainline trains to London from Market Harborough.

NO CHAIN.

Lakeview, John O'Gaunt
Main House = 245 sq.m/2642 sq.ft
Outbuildings = 22 sq.m/238 sq.ft
Garage = 63 sq.m/682 sq.ft
Total = 330 sq.m/3562 sq.ft



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