

# JAMES SELICKS

146 Ulverscroft Lane

NEWTOWN LINFORD, LEICESTERSHIRE





146 Ulverscroft Lane  
Newtown Linford  
Leicestershire  
LE6 0AJ

Located in what is regarded by many as one of the most prestigious addresses within the County, a stunning, six bedroom detached family home occupying a sensational, elevated position affording far-reaching views over its extensive gardens approaching approximately 1.8 acres and the Charnwood Forest beyond.

Electric gated access • storm porch • entrance hall • ground floor : lounge • family room • sitting room • dining room • study • breakfast kitchen • cloakroom • lower ground floor : six bedrooms • master with dressing area • three en-suites • separate utility room • family bathroom • sweeping driveway • triple garage • gym/playroom • first floor annexe (currently no stairs) with two potential bedrooms & en-suite shower room • private gardens • rear feature balcony • patio • outdoor heated pool • panoramic rear views • double glazing • oil-fired warm air central heating • EPC - F

#### Accommodation

The ground floor of the property is entered via a hardwood glazed door into a storm porch with tiled flooring, ceiling spotlights and hardwood multi-pane glazed doors leading into the entrance hall, having tongue and groove wood flooring and housing a feature wrought iron spiral staircase to the lower ground floor bedroom accommodation. The study has a window to the front, exposed tongue and groove wood flooring, ceiling coving and spotlights. A family room with windows to the front and side, exposed brickwork, ceiling spotlights and coving has patio doors leading onto a rear balcony affording fantastic open views. The lounge has ceiling coving, solid wood tongue and groove flooring and patio doors leading onto the balcony. The sitting room has ceiling coving and spotlights, a good range of built-in cupboards and drawers, exposed wood flooring and patio doors leading onto the balcony. Double doors lead into the dining room, with exposed tongue and groove flooring, a good range of built-in cupboards and drawer and patio doors to the balcony. The breakfast kitchen boasts a range of eye and base level units and drawers, ample preparation surfaces and breakfast bar space, twin sinks with mixer taps, tiled splashbacks, an integrated hob with extractor unit above, oven and microwave to the side, integrated Miele dishwasher, ceiling spotlights, tiled flooring, windows to the front and side. A cloakroom with an obscure glazed window to the front provides a low level WC and a pedestal wash hand basin.

The lower ground floor is entered via a hallway from the spiral staircase, with exposed tongue and groove flooring, ceiling coving and spotlights. The master bedroom boasts a dressing area with an excellent range of built-in furniture with floor-to-ceiling wardrobes, drawers and a dressing table, patio doors leading onto the rear patio, gardens and pool area, and an-suite with a bidet, low level WC, a tiled shower cubicle with personal and rainforest shower heads, twin wash hand basins set into vanity tops with cupboards beneath, chrome taps and mirror above, electric shaver point, a window to the front, ceiling spotlights, extractor fan, fully tiled walls and flooring.





Bedroom two (large enough to be split into two if desired) has two windows to the side, an excellent range of built-in floor to ceiling wardrobes and dressing table, ceiling spotlights and coving, and an en-suite with a vanity wash hand basin with mixer taps and mirror over, a low level WC, a shower with personal and rainforest shower heads, an extractor fan, ceiling spotlights, tiled flooring and an obscure glazed window to the side. Bedroom three has a window to the side, ceiling coving, built-in wardrobes with cupboards over, and an archway leading through to an en-suite wet room with tiled flooring, a shower enclosure with glass screen door, personal and rainforest shower heads, a wash hand basin into vanity top with double cupboard beneath and mirrored cabinet over with light, a low level WC, ceiling spotlights, extractor fan and an obscure glazed window to the front.

Bedroom four has built-in wardrobes and a dressing table, ceiling coving and patio doors to the rear. Bedroom five has built-in wardrobes, and bedside cabinet, ceiling coving and patio doors to the rear. Bedroom Six has built-in wardrobes with cupboards above, a dressing table, ceiling coving, a door into the lower hall and patio doors to the rear. The family bathroom boasts a tiled, panelled Jacuzzi bath with mixer taps and a personal shower head, a low level WC into a recessed niche with mirror and spotlights, twin wash hand basins into vanity tops with cupboards beneath, chrome mixer taps and mirrors above with spotlights, electric shaver point, extractor fan, fully tiled walls and floor and an obscure glazed window to the front. A utility room houses the airing cupboard and provides storage cupboards, a sink and drainer unit, plumbing for an automatic washing machine, space for a tumble dryer and fridge-freezer.

#### Outside

The property is well set back from Ulverscroft Lane and is accessed via double electric gates into a sweeping tarmac driveway providing an abundance of parking access to a garaging in a block comprising a triple garage with three up and over doors, windows to the rear and access to the potential attic storage (currently accessed via a stand-alone ladder, with Velux roof windows (potential for a two bedroom annexe/home office/further bedroom with storage into the roof space) and an en-suite providing a shower cubicle, low level WC and pedestal wash hand basin, extractor fan and fully tiled walls. A further potential bedroom with Velux roof windows and a boiler room housing the heating system.

The mature, private gardens wraparound the house, abutting open countryside and are mainly laid to lawn with a patio entertaining area, a heated outdoor swimming pool with a depth of between 5 and 11 feet, and gravelled and timber sleeper steps leading to a lower patio area giving access to the gym/playroom, located beneath the garage and having a patio door leading onto the gardens, and a pool house/auxiliary room with a door leading onto the rear gardens. The property also enjoys a feature balcony with stunning panoramic rear views, exposed granite walls and wrought iron railings, external and security lighting.

Tenure : Freehold

Local Authority: Charnwood Borough Council

Tax Band: B

#### Satnav Information

146, LE6 0AJ



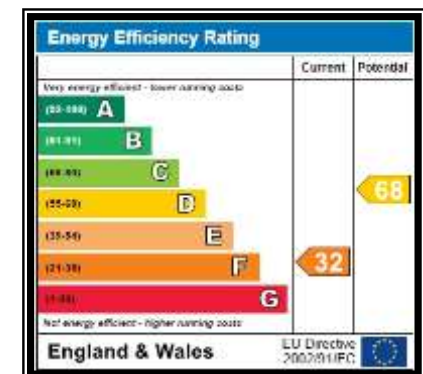




146 Ulverscroft Lane, Newtown Linford, Leicestershire LE6 0AJ

Total Approximate Gross Internal Floor Area = 6233 SQ FT / 579 SQ M

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



Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesselicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

[jamesselicks.com](http://jamesselicks.com)



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### Measures 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.

