JAMES SELLICKS

MAYFIELD BARN

MAIN STREET
KEYHAM
LEICESTERSHIRE
LE7 9JQ

GUIDE PRICE £650,000



A stunning barn conversion tucked away within a quiet rural village, enjoying attractive views across the village and surrounding countryside. Meticulously extended and beautifully presented by the current owners.

Porch • entrance hall • cloakroom • through lounge/dining room • rear reception room • dining kitchen • utility room • three bedrooms • two bathrooms • EPC - D

Location

Keyham has a thriving sociable community with parish Church, public house and village hall. The village is exceptionally well placed for neighbourhood amenities in nearby Billesdon and Syston, and wider range of facilities in Leicester city centre and in the market towns at Oakham, Uppingham and Market Harborough. The area is regarded by the equestrian community, and is well served by many bridleways and lanes. Keyham is well placed for local schooling in Great Glen, Loughborough, Oakham and Uppingham.

Accommodation

An entrance porch and oak front door lead into a spacious reception hall with tiled flooring, housing the stairs to the first floor and a ground floor cloakroom with a white two-piece suite. A particular feature of the property is the split-level through lounge/dining room, creating a generous and versatile living space with a cast iron log burner and double doors opening onto the front garden.

To the rear is a further reception room with tiled flooring, features beams and UPVC double doors opening onto the rear garden. Inner hallways provide access to a utility room which offers plumbing for a washing machine and space for a condenser dryer.

Steps lead down from a hallway into the superb dining kitchen, a standout feature of this home, boasting an attractive range of sage-coloured eye and base units and drawers complemented by granite preparation surfaces. There is an Aga, an integrated dishwasher and Neff oven, and a central island unit providing breakfast bar space. This space is flooded with natural light by virtue of a window to the side, and full height window and doors to the enclosed side courtyard, ideal for outdoor dining.

To the first floor is a landing with two windows to the rear. There are two good-szed bedrooms, each with two windows to the front

The stunning principal bedroom benefits from an en-suite bathroom fitted with a white four-piece suite comprising WC, trough-style wash hand basin with storage beneath, bath with shower attachment and a walk-in shower enclosure.

The family bathroom is similarly appointed with a white four-piece suite including WC, trough-style wash hand basin with cupboards below, bath and separate shower enclosure.









Outside

The property is approached via a shared driveway with electric gates leading to block paved parking areas, providing ample off-road parking and access to the double garage. To the front is an enclosed Astroturf garden, with a further enclosed courtyard garden to the side, offering a private and low-maintenance outdoor space.

Tenure: Freehold.
Listed Status: None.
Conservation Area: Keyham.
Local Authority: Harborough District Council
Tax Band: G

Services: Offered to the market with all mains services and oil-fired central heating.
Broadband delivered to the property: Fibre (or FTTC) broadband, speed unknown.
Construction: Believed to be standard.
Wayleaves, Rights of Way & Covenants: Shared driveway.
Flooding issues in the last 5 years: None our Clients are aware of.
Planning issues: None our Clients are aware of.
Accessibility: No specific accessibility modifications made.











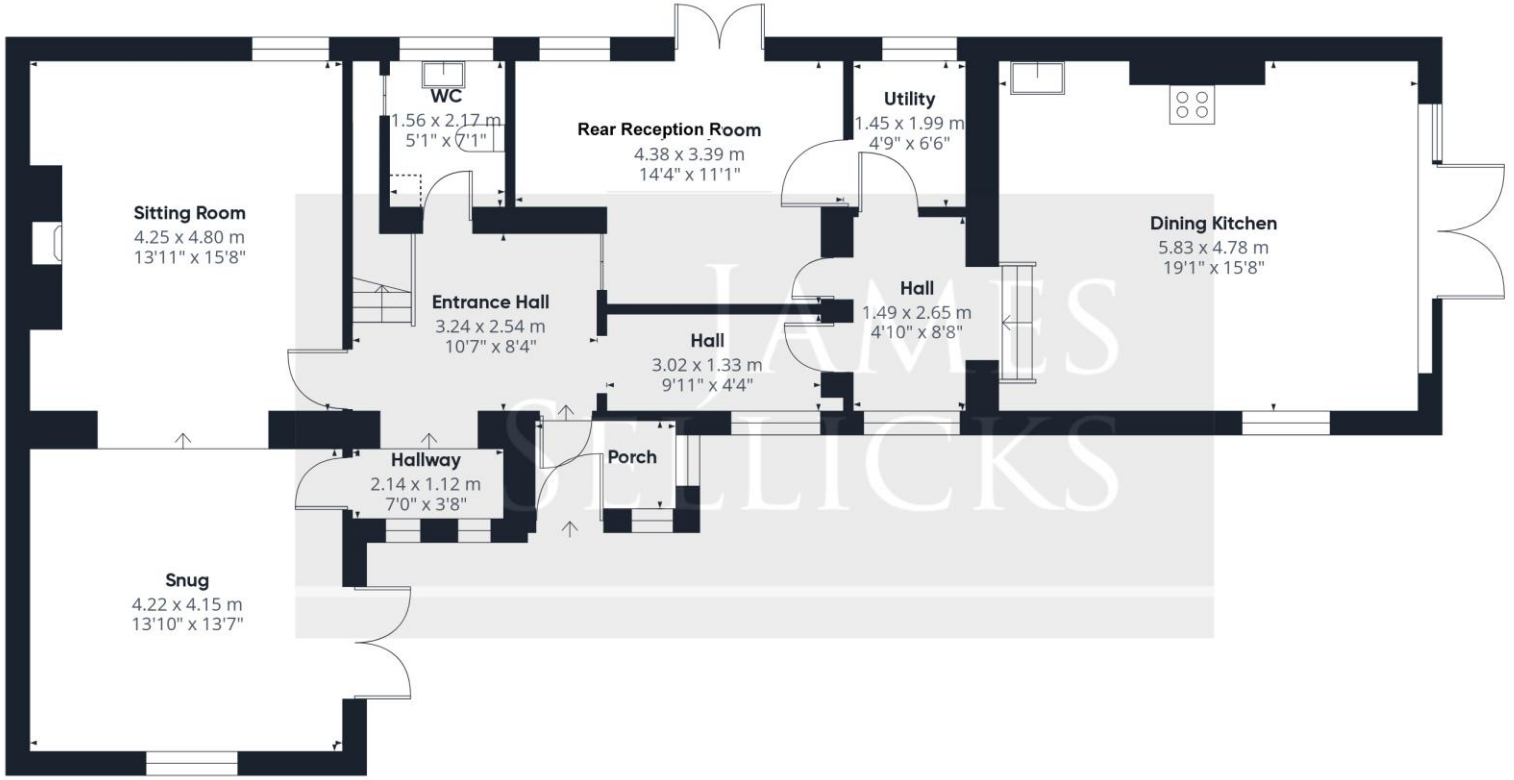




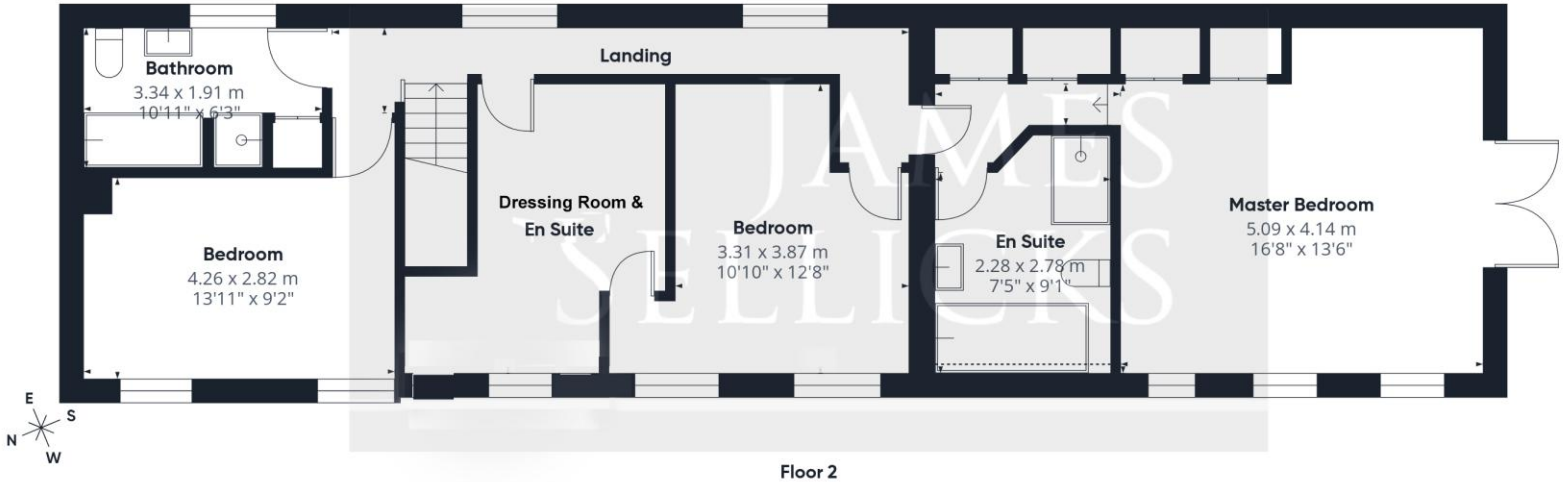








Floor 1



Floor 2

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Approximate total area(1)

182.2 m²

1959 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

