



4 Honeysuckle Cottage, Church Lane, Arnesby, Leicester. LE8 5UU

- Superb Three Bedroom Link Detached Home
- Highly Sought After Village Location In Arnesby
- Entrance Hall, Cloaks/WC, Lounge With Log Burner
- Dining Room/Study, 17ft Breakfast Kitchen, Utility Lobby
- Landing, Three Double Bedrooms, Family Bathroom
- En Suite Shower Room/Wc To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Car Standing , Garage, Attractive Rear Garden
- Viewing Essential To Appreciate Size, Style And Location
- EPC Rating C & Council Tax Band D



PROPERTY DESCRIPTION

Superb home in the sought after village of Arnesby. This three double bedroom spacious link detached property is located in a lovely spot within the village and a viewing comes highly recommended to appreciate the size, style and layout. In brief the property comprises of a welcoming entrance hall with open tread staircase and a cloaks/wc. To the left is the lounge with dual aspect windows and a feature log burner. There is a front dining room currently used as a study by the present owners, and to the rear is a 17ft breakfast kitchen fitted with refurbished country units and access to the rear utility lobby. To the first floor the landing leads to three generous bedrooms, the master bedroom has dual aspect windows and benefits from an en suite shower room/wc. Both bedrooms two and three are good size double bedrooms. To the rear is the family bathroom with a white suite. The property further benefits from gas fired central heating and double glazing. Externally to the front is a small lawn with brick path to entrance door with storm porch over and shrub bed. There is a shared access driveway under the archway leading to a gravelled driveway providing car standing and access to a good size garage, further access to the rear garden and side garden. The side garden has a brick pathway, access gate to the front of the property and an external water supply. The beautiful rear garden has been well designed and laid mainly to lawn with well stocked flower and shrub borders an ideal area to escape and relax, there is also a courtesy door to side of garage. EPC rating C and Council tax is D.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Lounge

15' 2" max x 11' 9" (4.62m x 3.58m)

Dining Room/Study

10' 4" x 9' 0" (3.15m x 2.74m)

Kitchen/Breakfast Room

17' 2" x 8' 11" (5.23m x 2.72m)

Utility Lobby

8' 5" x 6' 2" into rec (2.57m x 1.88m)

Landing

Master Bedroom

15' 3" x 11' 10" (4.65m x 3.61m)

En Suite Shower Room/Wc

6' 4" x 5' 11" (1.93m x 1.80m)

Bedroom

16' 9" x 8' 11" (5.11m x 2.72m)

Bedroom

10' 9" x 9' 0" (3.28m x 2.74m)

Family Bathroom

12' 7" into ent area x 6' 1" into rec (3.84m x 1.85m)

External

Garage

17' 0" x 9' 7" (5.18m x 2.92m)

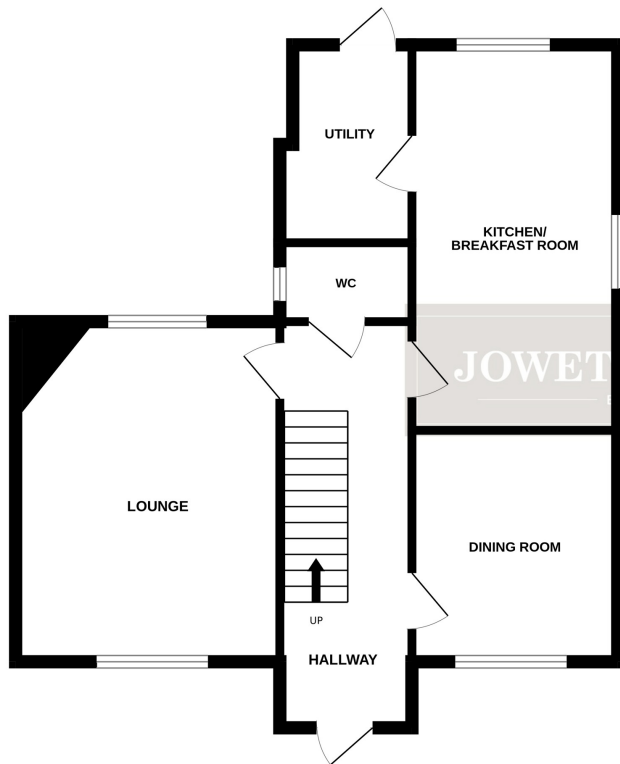
Rear Garden



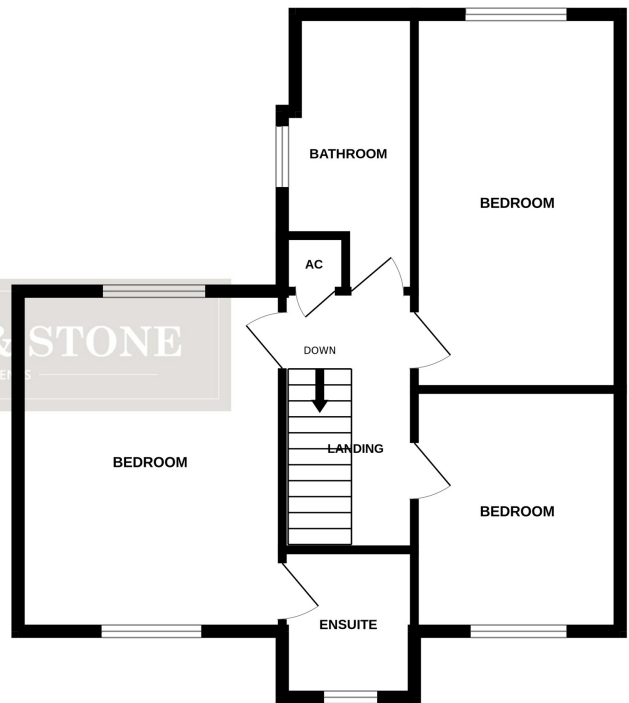
FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.

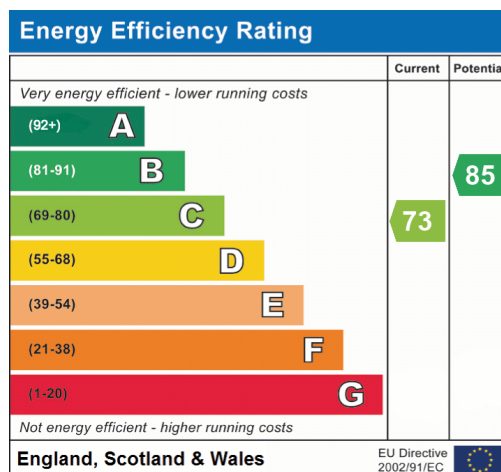


1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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 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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