

**McCALLUM
MARSH**
PROPERTY CONSULTANTS



Cantu
Beadswell Lane
Burton Overy
LE8 9DA





SITUATION

Cantu is situated in Burton Overy, equidistant between Market Harborough and Leicester. The conservation village is one of Leicestershire's finest, surrounded by stunning open countryside, with attractive housing stock and a wonderful community spirit. The Bell public house serves excellent food, whilst the local dairy provides fresh milk and eggs can be procured from one of the local farms. There are various events and clubs that center around the village hall and active St Andrew's Church.

The neighboring village of Great Glen provides great day to day facilities, having a number of public houses, a Co-operative and post office, general stores and delicatessen, as well as a small parade of independent shops and a doctor's surgery.

For more extensive amenities, nearby Kibworth provides a range of shops and cafes, together with more extensive day to day facilities including doctors surgeries, dentists, a supermarket and sports clubs including tennis, golf, bowls and cricket. Market Harborough, to the south, has a Waitrose as well as superb shopping with independent boutiques, a theatre, bars and restaurants. Oadby, to the north, also boasts a Waitrose, M&S food, and independent shopping.





THE PROPERTY

The large Entrance Hall is accessed via double handcrafted oak doors, with the accommodation flowing from this spacious area.

The Living Kitchen benefits from under floor heating, with French doors to the side patio area, door into the garaging and Utility Room. The Kitchen itself is fully fitted and includes Neff oven and microwave, fridge/freezer, dishwasher and 5 ring gas hob, with a central island providing additional storage space. The Utility Room has an additional sink, space and plumbing for washing machine and dryer, with door to the side elevation. The spacious Sitting Room sits to the rear of the house, with two sets of French doors to the rear terrace and views over the landscaped gardens and beyond. A Study room gives access to the Conservatory, again providing wonderful views over the rear gardens and beyond.

The principal Bedroom to the rear of the house has a Dressing Room and Ensuite Bathroom with separate bath, shower and underfloor heating. Two additional Double Bedrooms both have Ensuite Shower Rooms and fitted wardrobes.

To the first floor, the newly renovated accommodation boasts a principal Bedroom with a front to back aspect, with walk-in wardrobe, Ensuite Shower Room and Balcony with stunning views over the gardens and open countryside beyond.

Two additional Double Bedrooms both have Dressing Rooms and share a Jack and Jill style Shower room.



OUTSIDE

To the front of the property is a large driveway, with parking for multiple vehicles. The triple garaging has remote controlled door access, with internal doors into the main house and to the side elevation.

To the rear is a stunning landscaped garden; raised side and rear terraces are perfect for entertaining, with Westerly views over surrounding countryside. The garden itself is lawned, with mature planting, pond, and summer house.

LOCAL AUTHORITY

Harborough District Council 01858 828282

COUNCIL TAX

Band F

EPC

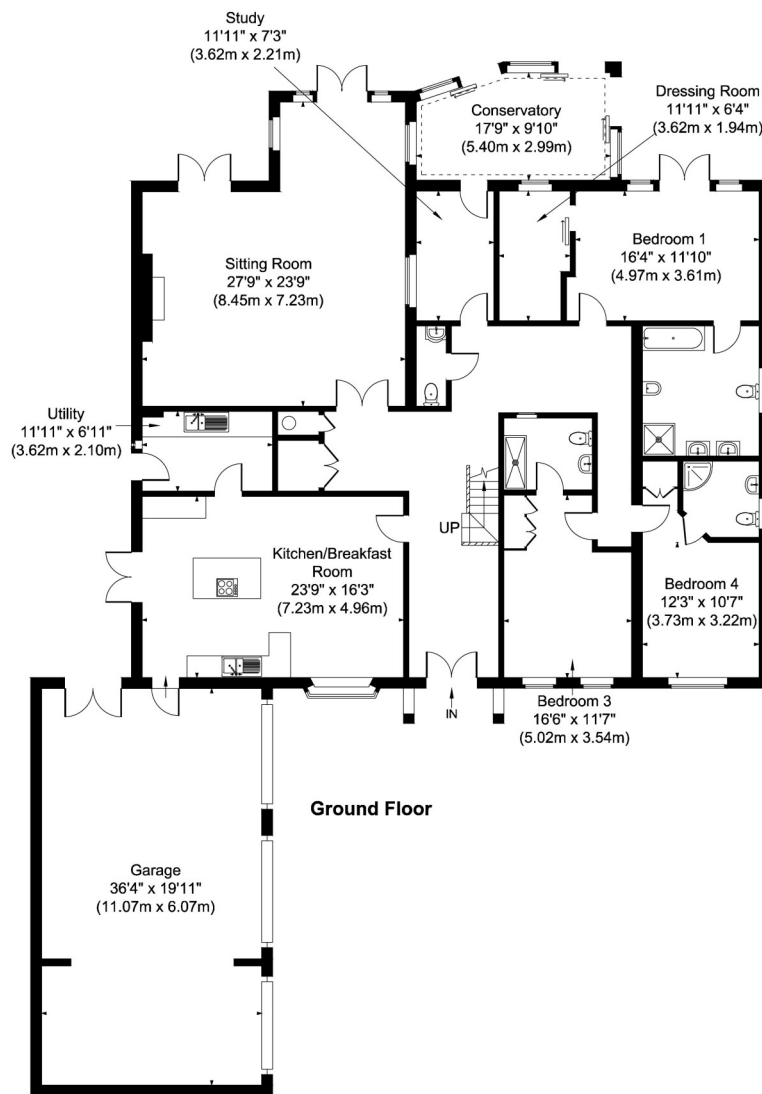
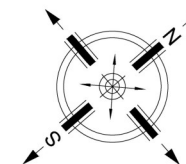
Rating C

VIEWINGS

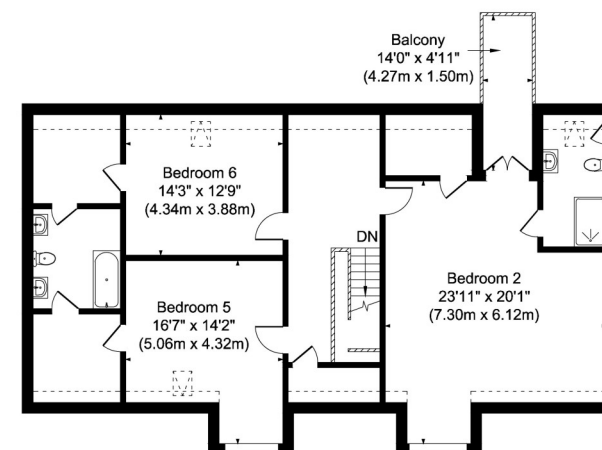
Viewing by prior appointment with McCALLUM MARSH - call Market Harborough on **01858 463747**.



Cantu, Beadswell Lane, Burton Overy
Approximate Gross Internal Area
 Main House = 381 sq.m/4103 sq.ft
 Garage = 67 sq.m/717 sq.ft
 Total = 448 sq.m/4820 sq.ft



Garage



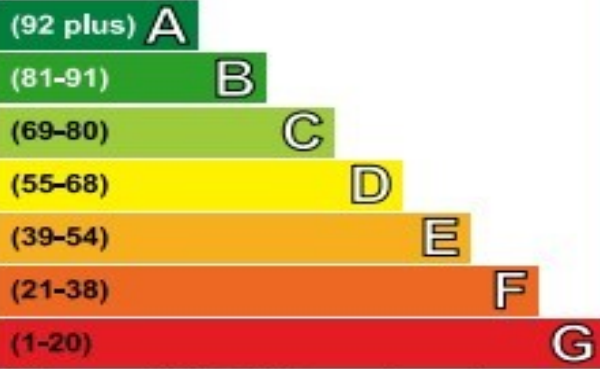
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
78	82

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IMPORTANT NOTICES

Whilst every care has been taken in the preparation of these particulars, all parties should note: i The description and photographs are for guidance only and are not a complete representation of the property. ii Plans are not to scale; are for guidance only and do not form part of the contract. iii Services and any appliances referred to have not been tested and cannot be verified as being in working order. iv No survey of any part of the property has been carried out by the Vendor or McCallum Marsh. v Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres; an approximate Imperial equivalent is also given. vi Only those items referred to in the text of these particulars are included. vii Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

