

**SOLD
STC**



1 Peatling Grange, Ashby Magna, Lutterworth, Leicestershire LE17 5QU

SSTC £445,000 - Freehold

77, Main Street, Broughton Astley, Leicester, LE9 6RE
01455 285555 sales@davidrobinsonestates.co.uk



PROPERTY DESCRIPTION

Outstanding Location! - This beautifully presented family detached home is situated in sought after village location on the edge of the countryside with fantastic sized accommodation comprising, entrance hall, downstairs wc, lounge, dining room, fitted breakfast kitchen, utility, boot room, first floor landing, FOUR DOUBLE BEDROOMS, master en-suite and further family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with ample off road parking to the front and good sized private gardens to the rear. Internal viewing comes highly recommended.

POINTS OF INTEREST

- *Family Detached*
- *Four Double Bedrooms*
- *Lounge*
- *Dining Room*
- *Ftd B/fast Kitchen*
- *En-Suite*
- *Village Location*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to the front aspect, tiled flooring, built in cupboard and radiator.

Downstairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin, tiled flooring and radiator.

Lounge

15' 3" x 10' 6" (4.65m x 3.20m) UPVC double glazed window to the front aspect, feature fireplace with gas fire and radiator.

Dining Room

15' 3" x 10' 6" (4.65m x 3.20m) UPVC double glazed french doors to the rear aspect and radiator.

Fitted Breakfast Kitchen

11' 11" x 9' 7" (3.63m x 2.92m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, dishwasher, tiled flooring, ceiling spot lights and radiator.

Utility

Double glazed door to the rear aspect, being fitted with base units, plumbing for washing machine, tiled flooring and radiator.

Boot Area

Great further storage on offer.

First Floor

First Floor Landing

Loft access, built in airing cupboard and radiator.

Bedroom One

15' 1" x 12' 5" (4.60m x 3.78m) Two UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

En-Suite

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, ceiling spot lights and radiator.

Bedroom Two

10' 2" x 11' 7" (3.10m x 3.53m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three

15' 7" x 8' 9" (4.75m x 2.67m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

Bedroom Four

10' 8" x 8' 8" (3.25m x 2.64m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

UPVC double glazed window to the rear aspect, being fitted with four piece suite comprising, low level wc, hand wash basin, bath, shower cubicle, tiled flooring, ceiling spot lights and radiator.

Front Garden

To the front of the property there is a block paved driveway for multi vehicles with laid to lawn gardens further to the side.

Garage

With up and over door.

Rear Garden

To the rear of the property there is a large patio area with raised laid to lawn gardens with a mix of shrubs / planted surround providing all year round colour set in private position.

Additional Notes:

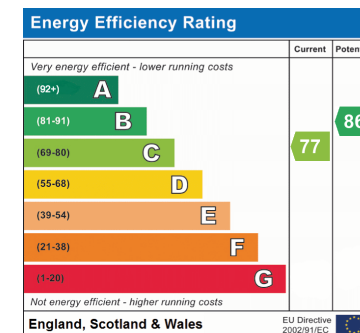
Council tax band E (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

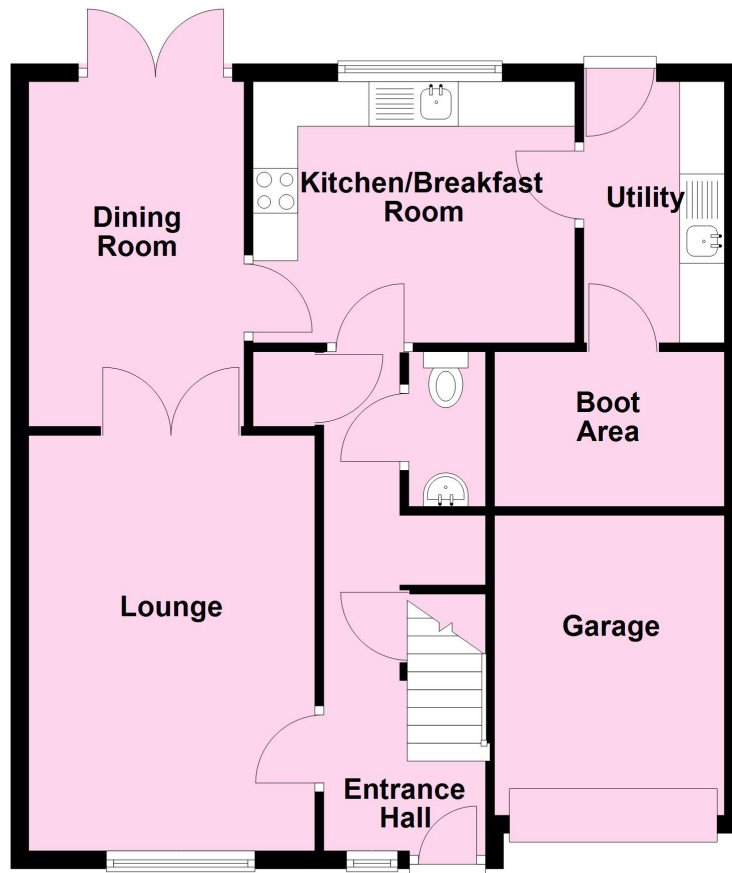
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



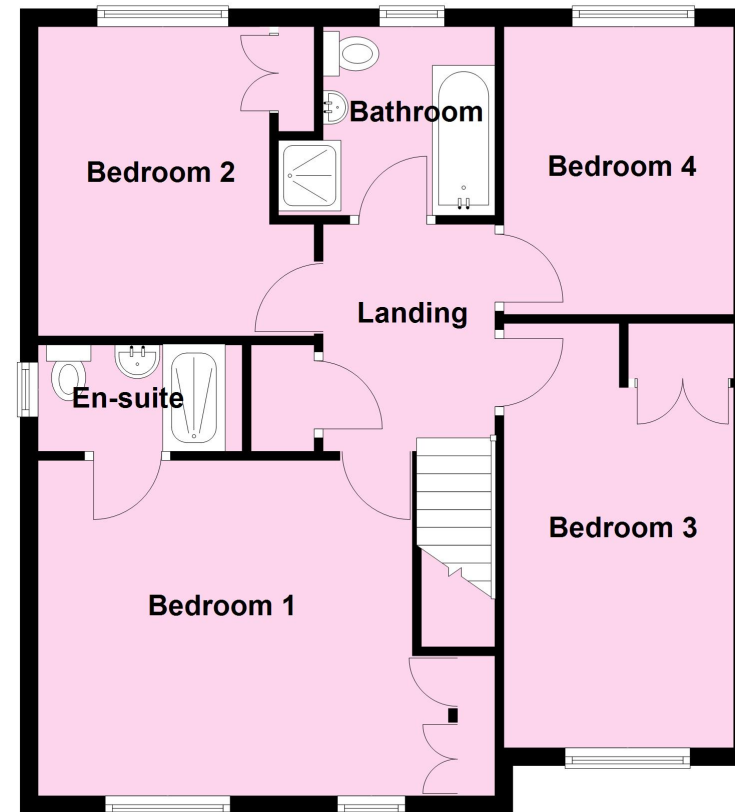
Ground Floor

Approx. 66.0 sq. metres (710.7 sq. feet)



First Floor

Approx. 65.6 sq. metres (706.6 sq. feet)



Total area: approx. 131.7 sq. metres (1417.3 sq. feet)

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