



3 Peatling Grange, Ashby Magna

Lutterworth, Leicestershire, LE175QU

MOORE  
& YORK



### Property at a glance:

- Executive Detached Family Home
- Sought After Village Location
- Easy Access Local Facilities
- Four Bedrooms
- En Suite & Family Bathroom
- Ample Parking & Double Garage
- Cul de sac location
- No Upward Chain
- Lounge, Dining Room & Kitchen/Breakfast Room
- Ideal Family Home

Guide Price £595,000 Freehold



Beautifully presented executive four bedroom modern detached family home situated in this exclusive executive cul-de-sac set in the edge of this sought after small South Leicestershire village surrounded by beautiful countryside and offering easy access to the local facilities of Broughton Astley and Lutterworth. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, kitchen with integrated appliances, lounge, dining room and conservatory and to the first floor master bedroom with en-suite, three further bedrooms and family bathroom and stands with gardens to front and rear and parking and double garage to rear. Rarely do properties of this style and location become available for sale and we highly recommend an early viewing.

### DETAILED ACCOMMODATION

#### ENTRANCE HALLWAY

Stairs leading to first floor accommodation, tiled floor, radiator, under stairs cupboard housing home IT network and central vacuum system

#### CLOAKROOM/WC

Comprising wash hand basin and low level WC, radiator, UPVC sealed double glazed window

#### LOUNGE

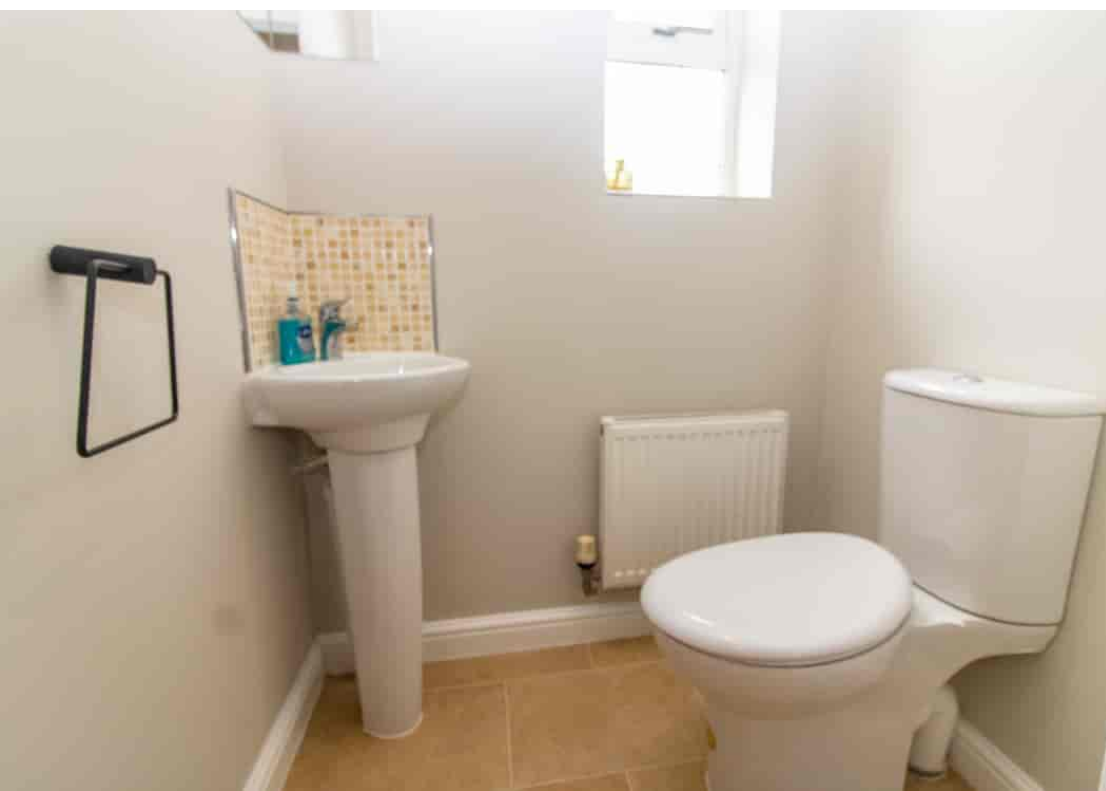
5.41m x 3.57m (17' 9" x 11' 9") Duel aspect UPVC sealed double glazed window, radiators, TV point, French doors leading to conservatory

#### DINING ROOM

3.22m x 2.99m (10' 7" x 9' 10") UPVC sealed double glazed window, radiator,

#### STUDY

2.57m x 2.26m (8' 5" x 7' 5") Radiator, duel aspect UPVC sealed double glazed windows.





## KITCHEN/BREAKFAST ROOM

5.18m x 3.86m (17' 0" x 12' 8") Fitted in an extensive range of soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in double oven and four piece hob with extractor fan over set in stainless steel hood, integrated dishwasher, fridge/ freezer and washing machine space, radiator, UPVC sealed double glazed window, built in cupboard.

## CONSERVATORY

3.87m x 3.22m (12' 8" x 10' 7") Brick base and UPVC windows, French door to rear garden.

## FIRST FLOOR LANDING

Access to loft space, airing cupboard housing hot water cylinder, radiator

## BEDROOM 1

5.51m x 3.68m (18' 1" x 12' 1") Dual aspect UPVC sealed double glazed window, radiators, fitted wardrobes.

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, heated towel rail, UPVC sealed double glazed window

## BEDROOM 2

4.03m x 3.24m (13' 3" x 10' 8") UPVC sealed double glazed window, radiator, fitted wardrobe.

## BEDROOM 3

3.54m x 2.97m (11' 7" x 9' 9") Dual aspect UPVC sealed double glazed windows, radiator, fitted wardrobe.

## BEDROOM 4

3.43m x 2.55m (11' 3" x 8' 4") Radiator, UPVC sealed double glazed window, fitted wardrobe.

## FAMILY BATHROOM

2.79m x 3m (9' 2" x 9' 10") Three piece suite comprising panelled bath with shower over , vanity sink unit and low level WC, UPVC sealed double glazed window, heated towel rail, tiled splash backs.

## OUTSIDE

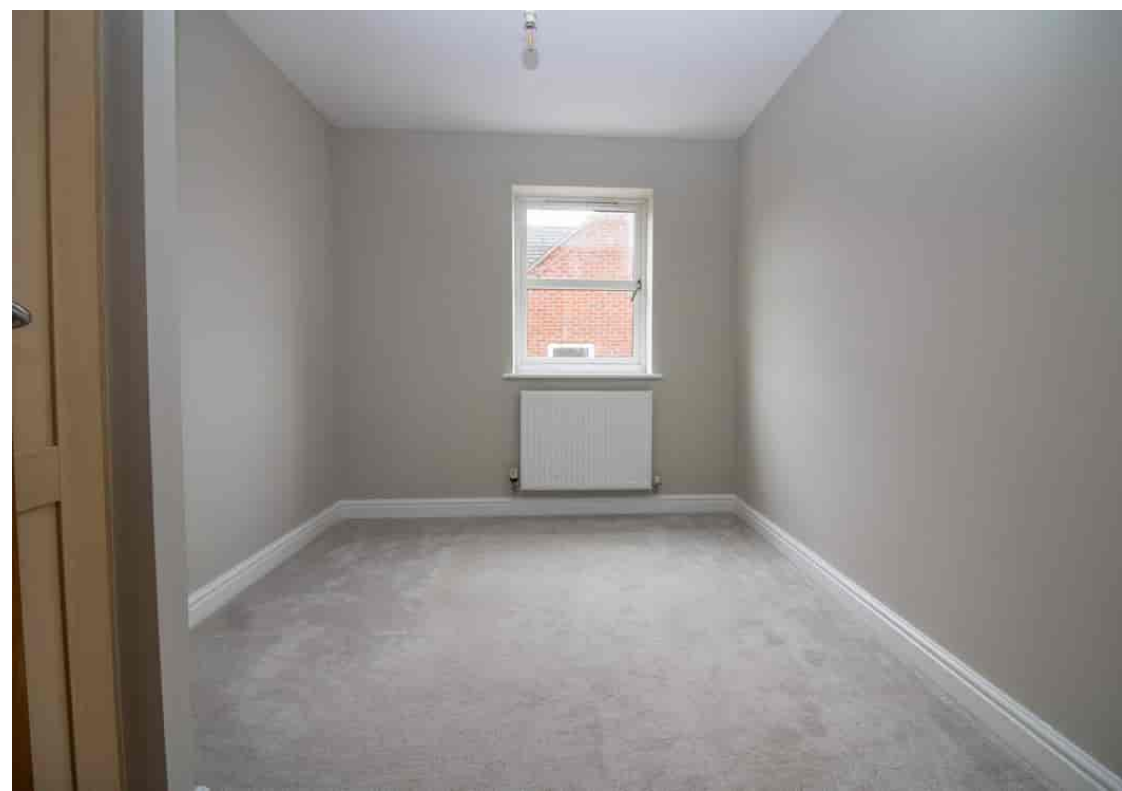
Open plan lawns to front and block paved driveway providing parking leading to detached double garage with power and light. Patio and lawn garden to rear with well stocked evergreen and floral beds

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed.









### VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

### MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

### TENURE

Freehold

### COUNCIL TAX BAND



### EPC RATING

### FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

### IMPORTANT INFORMATION

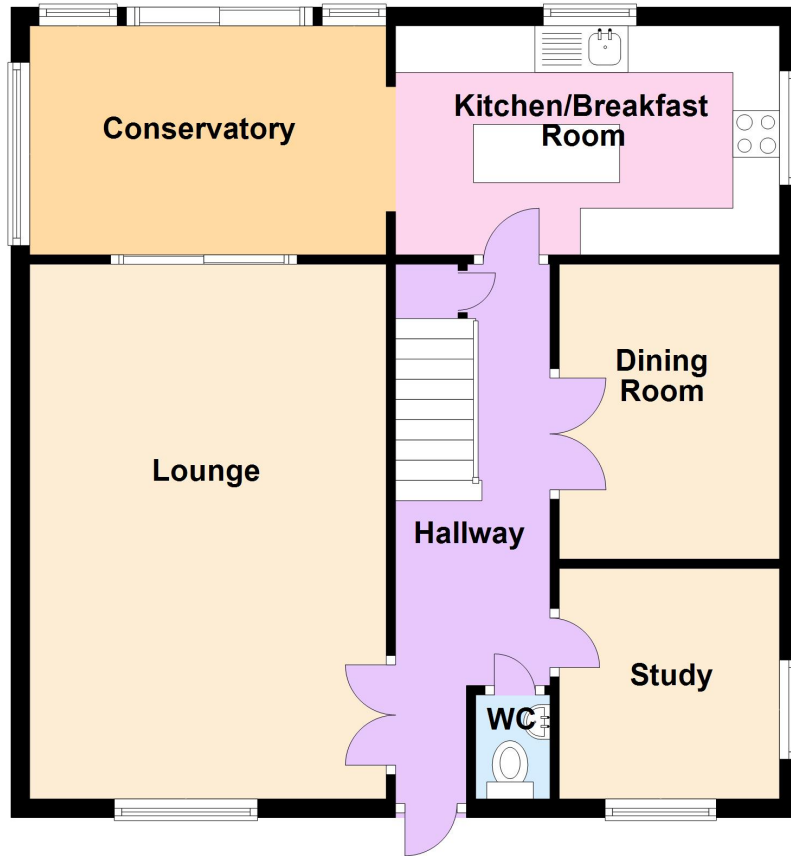
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose





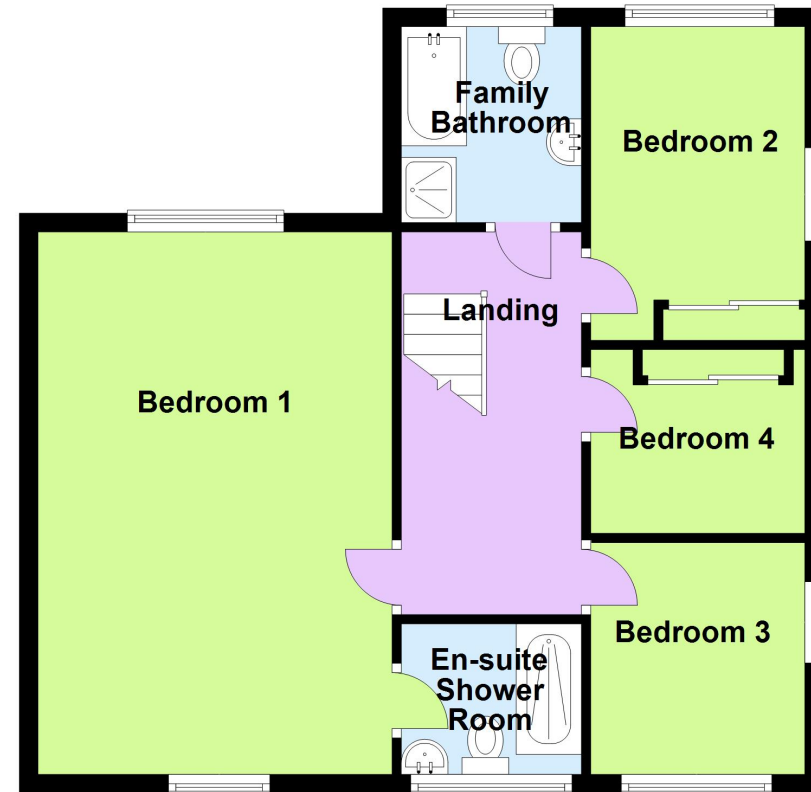
## Ground Floor

Approx. 66.7 sq. metres (717.9 sq. feet)



## First Floor

Approx. 57.7 sq. metres (621.5 sq. feet)



Total area: approx. 124.4 sq. metres (1339.3 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

