



4 Ashby Road, Peatling Parva, Lutterworth, Leicestershire. LE17 5PY

- Superb Extended Four Bedroom Semi Detached Home
- Highly Sought After Peatling Parva Village Location
- Deceptively Spacious Offering Approx 1500sqft Of Accommodation
- Ent Hall, Family Room Reception, Dining Room
- Rear Extended 17ft Living Room, Breakfast Kitchen, Utility, Cloaks/Wc
- Landing, Four Bedrooms, Family Bathroom, En Suite To Master Bedroom
- Driveway Providing Ample Car Standing, Good Size Rear Garden
- Viewing Essential To Appreciate Size, Style And Layout Of Accommodation
- EPC Rating C & Council Tax Band D



PROPERTY DESCRIPTION

Superb extended four bedroom semi detached property in the highly sought after village of Peatling Parva. Deceptively spacious offering over 1500sqft of accommodation, an early viewing is considered essential to appreciate the size, style and layout of this great family home. In brief the property comprises of entrance hall, front family reception room, dining room, rear 17ft living room with log burner and double doors leading out to the rear, utility lobby with cloaks/wc. The ground floor is completed with a breakfast kitchen with central island, a range of fitted base and wall units and further doors leading out to the rear. To the first floor the landing leads to the four good size bedrooms and a family bathroom. The master bedroom to the rear also benefits from an en suite shower room/wc. Externally the property has a feature driveway to the front proving off road parking. A side gate leads to the generous rear garden with patio, lawn, mature borders and rear decking area. Ideally located on the entrance to the village with the benefit of not being directly overlooked to the front or rear. EPC rating is grade C and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Family Room/Reception

13' 0" x 12' 5" into rec (3.96m x 3.78m)

Dining Reception

15' 1" x 10' 1" into rec (4.60m x 3.07m)

Lounge

17' 11" x 11' 8" (5.46m x 3.56m)

Breakfast Kitchen

13' 7" x 12' 5" (4.14m x 3.78m)

Utility Lobby

9' 8" max x 8' 0" (2.95m x 2.44m)

Cloaks/Wc

5' 0" x 3' 4" (1.52m x 1.02m)

Landing

Bedroom

12' 5" x 10' 1" plus ent area (3.78m x 3.07m)

En Suite Shower Room/Wc

Bedroom

12' 11" x 11' 3" plus ent rec (3.94m x 3.43m)

Bedroom

10' 1" into rec x 8' 7" plus ent area (3.07m x 2.62m)

Bedroom

9' 11" x 8' 2" (3.02m x 2.49m)

Family Bathroom

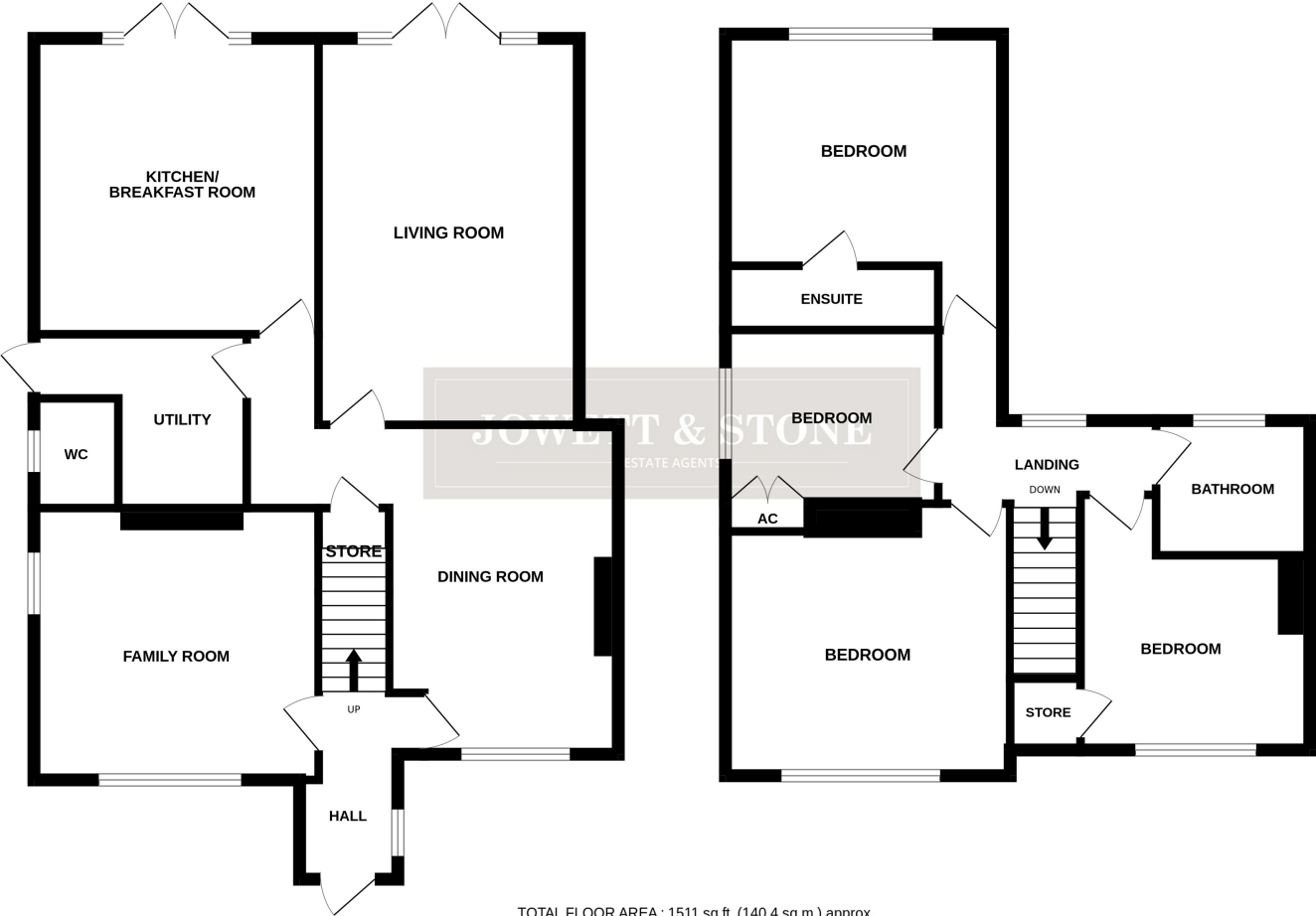
External

Rear Garden



GROUND FLOOR
878 sq.ft. (81.5 sq.m.) approx.

1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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.

Made with Metropix ©2025

