

Manor Cottage Peveril Road, Ashby Magna, LE17 5NQ



£600,000

Adams & Jones are delighted to offer for sale this beautiful four bedroom period cottage that is situated in the sought after village of Ashby Magna retaining a wealth of charm and character. This home has been extended by the current owners providing a stunning open-plan breakfast kitchen and dining family room with bi-folding doors that open into the garden. The accommodation comprises: Entrance hall, cloakroom, utility room open-plan breakfast kitchen & family dining room, snug/ work from home office, lounge open fire & dining area. On the first floor there is a guest bedroom with en-suite, two further double bedrooms and a family bathroom with separate shower. On the second floor is the principal bedroom which has a dressing room and an en-suite. Outside you will find a set of electronic metal & wooden gates that lead to the gravel drive which provides ample off road parking, the extensive rear garden is private with paved patio terraces, vegetable plots and a stable block which is ideal for storage. Early viewing is advised to avoid disappointment.

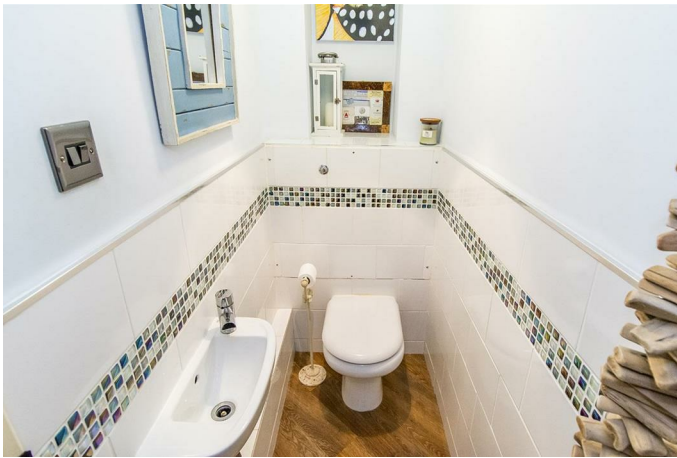
Service without compromise

Entrance Hall



Enter via a canopied side composite stable door into the entrance hall. Kamdean flooring. Radiator. The stairs rise to the first floor accommodation.

Cloakroom WC 5' x 2'09" (1.52m x 0.84m)



Fitted with a concealed WC. Wash hand basin. Half height ceramic wall tiles. Kamdean flooring.

Open-Plan Kitchen 12'03" x 10'10" (3.73m x 3.30m)



The stunning open-plan kitchen is fitted with a wide range of modern grey gloss cabinets with quartz surfaces. Bowl and a half undermounted sink with mixer taps. Neff built in oven & combination microwave. Bosch integral dishwasher. The central island has quartz surfaces an induction hob with built-in extractor and also extends out to a solid oak breakfast bar seating for four. The American fridge -freezer is set into built-in storage cabinets.

Breakfast Kitchen(Photo Two)



Open-Plan Family & Dining 23' x 12' (7.01m x 3.66m)



Opening from the kitchen this beautiful modern family dining room has two roof lanterns, ceramic tiled electric under-floor heating and a set of bi-folding doors open into the garden.

Family Dining (Photo Two



Utility Room 9'11" x 5' (3.02m x 1.52m)



Fitted with wall units, stainless steel sink unit, space for washing machine, tumble dryer & fridge. There is a fitted boot rack and ample room to hang your outdoor coats. Karndean flooring.

Lounge 17' x 13' (5.18m x 3.96m)



The lounge has the original timber ceiling beams and a window to the front aspect fitted with attractive shutters. Half height painted wall panelling. Inglenook brick fireplace houses an open fire. Under stairs storage cupboard. Two radiators.

Dining Room 18' x 7'07" (5.49m x 2.31m)



Opening from the lounge the dining room has a Velux roof window. Karndean flooring. Radiator. A set of bi-folding doors open into the family dining room.

Snug / Work From Home Office 11' x 13' (3.35m x 3.96m)



The snug has the original timber ceiling beams and a window to the front aspect fitted with attractive shutters. Radiator.

First Floor Landing 8'10" x 5' (2.69m x 1.52m)



The spacious first floor landing has a generous airing cupboard that houses the gas central heating boiler, hot water cylinder and ample linen storage shelving.

Guest Bedroom 17' (max) x 10'10" (max) (5.18m (max) x 3.30m (max))



A double bedroom with a window overlooking the garden and a radiator. A door opens into the en-suite.

Guest En-Suite 7'07" x 4'07" (2.31m x 1.40m)



Fitted with a low level WC. Pedestal wash hand basin. Walk-in shower with glass partition screen. Chrome heated towel rail. Travertine wall and floor tiles. Obscure glazed window to the side aspect.

Bedroom Two 11' x 11' (3.35m x 3.35m)



A double bedroom with a window to the front aspect with two built in storage cupboards and a radiator.

Bedroom Three 10'10" x 11' (3.30m x 3.35m)



A double bedroom with a window to the front aspect and a radiator.

Family Bathroom 8' x 7' (2.44m x 2.13m)

Fitted with a low level WC. Pedestal Wash hand basin. A standalone bath with shower attachment taps. A separate corner shower cubicle. Chrome heated towel rail. Travertine wall and floor tiles. Velux roof window.

Second Floor landing



The landing gives access to the Master suite.

Principal Bedroom 16' x 12'10" (4.88m x 3.91m)



A double bedroom with exposed timber beams, a window to the side aspect and a Velux roof window. Vertical radiator. A door opens into the en-suite and dressing room.

Principal En-Suite 7' x 5'09" (2.13m x 1.75m)



Fitted with a concealed cistern WC. Wash hand basin set onto a drawer unit. Chrome heated towel rail. Corner shower cubicle. Ceramic wall and floor tiles. Velux roof window.

Dressing Room 10'08" x 4'08" (3.25m x 1.42m)



Fitted to provide ample room to hang all your clothes with shelving to store shoes.

Garden



The landscaped rear garden is of generous size and is private. There is a paved patio terrace which is the ideal spot to entertain in the summer months. There is a second seating area with a summer house, raised vegetable plots and a greenhouse. Towards the top of the garden you will find a stable block which is ideal for storage.



Garden (Photo Two)



Outside & Parking



Garden (Photo Three)



Externally this home has a graveled drive to the side which is accessed via a set of electronic metal & wooden gates and provides ample parking.

Rear Aspect



Floor Plan



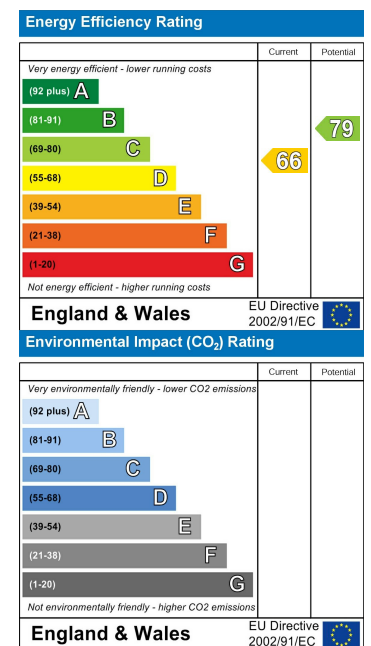
Total area: approx. 206.0 sq. metres (2217.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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