

1 Hubbards Close, Ashby Magna, LE17 5NT



£700,000

Adams & Jones are delighted to offer for sale this truly stunning six bedroom detached residence set over three floors which is situated on a small development in the sought after village of Ashby Magna. This family home is presented to a high standard throughout and offers flexible living space. The ground floor has the benefit of having underfloor heating with zoned controls to each room and there is also a newly installed gas central heating boiler. The accommodation comprises: Entrance hall, bay-fronted lounge, separate dining/ family room, snug, cloakroom, utility, open-plan family dining kitchen. On the first floor are five generous bedrooms with the principal bedroom having an en-suite & dressing room and a family bathroom with separate shower. On the second floor is a spacious landing, a double bedroom having its own shower room and dressing room. Whilst outside you will find a driveway that provides ample off road parking leading to the double garage and a private walled southerly garden.

Service without compromise

Entrance Hall



A warm and welcoming hallway with balustrade staircase rising to the first floor.

Lounge 16'6" x 14' (5.03m x 4.27m)



The elegant light and airy sitting room has a bay window that gives views over the front garden and the feature stone fireplace houses a living flame gas fire.

Dining / Family Room 12'8" x 14' (3.86m x 4.27m)



The dining room has a bay window that overlooks the garden and is currently being used as a family room.

Snug 6'8" x 9'1" (2.03m x 2.77m)



This lovely room is located just off the kitchen and has a window overlooking the garden.

Kitchen 15'8" x 22'7" (4.78m x 6.88m)



This fabulous dining kitchen is the heart of the home and is fitted with a wide range of bespoke cabinets with granite surfaces. The appliances include a built-in double oven & microwave. Aga. Rangemaster induction hob & extractor canopy over. Porcelain bowl and half sink unit with mixer taps. American fridge-freezer. Breakfast bar seating area.

Kitchen Photo Two



Family Dining Area 10'08" x 15'08" (3.25m x 4.78m)



This superb family dining area is open-plan to the kitchen and is the perfect entertaining space. Having a striking feature brick wall, a window and a set of French doors open into the garden.

Utility 5'5" x 12'1" (1.65m x 3.68m)



Fitted with a range of cabinets with oak block surfaces. Franke stainless steel sink unit. Space and plumbing for a washing machine & tumble dryer. A personal door gives access to the garage.

Cloakroom 5' x 4' (1.52m x 1.22m)



Fitted with a low level WC & a circular hand wash basin. Ceramic wall tiles and wooden flooring. Obscure glazed window to the side aspect.

First Floor Landing



The spacious galleried landing has a window to the front aspect allowing lots of natural light flood in.

Principal Bedroom 12'8" x 17'3" (3.86m x 5.26m)



A king-sized bedroom has dual windows to the front aspect and doors opening into the dressing room and the En-suite.

En- Suite 7' x 9' (2.13m x 2.74m)



Fitted with high quality 'Vernon Tutbury' sanitary ware to include: Low level WC, oval wash hand basin set onto a bespoke cabinet, corner shower enclosure, chrome heated towel rail, ceramic wall and floor tiles. Obscure glazed window to the side aspect.

Dressing Room 7'x 7' (2.13m x 2.13m)



Fitted with a range of bespoke clothes hanging space to include drawers and inset pelmet lighting.

Bedroom Two 10'6" x 10'6" (3.20m x 3.20m)



A double bedroom with a window to the front aspect and a built-in wardrobes.

Bedroom Three 13'11" x 10'11" (4.24m x 3.33m)



A double bedroom with a window overlooking the garden and a built-in wardrobe.

Bedroom Four 16'6" x 14' (5.03m x 4.27m)



A double bedroom with an a feature arched window overlooking the garden.

Bedroom Five 9'5" x 8'10" (2.87m x 2.69m)



A double bedroom with a window overlooking the garden and built-in wardrobes and a dressing table.

Family Bathroom 9' x 7' (2.74m x 2.13m)



Fitted with high quality 'Vernon Tutbury' sanitary ware to include: Low level WC, pedestal hand basin, bath with mixer taps, separate corner shower enclosure, chrome heated towel rail, ceramic wall and floor tiles. Obscure glazed window to the rear aspect.

Second Floor Landing 13' x 18'11" (3.96m x 5.77m)



This spacious landing has three Velux windows & under eaves storage space. There is ample room to have a study area. Doors lead to the shower room, dressing room and a set of double doors into bedroom six.

Bedroom Six 13'3" x 9'9" (4.04m x 2.97m)



A double bedroom with a Velux window. Having its own separate dressing room and shower room on the second floor.

Shower Room 9' x 6' (2.74m x 1.83m)



Having a low flush WC, oval wash hand basin set onto a bespoke cabinet and a corner shower cubicle. Ceramic wall & floor tiles and a Velux window.

Dressing Room 6' x 9' (1.83m x 2.74m)

Fitted with bespoke shelving and clothes hanging space.

Double Garage

The double garage has two automatic electric garage doors. Power & light is connected and there is a personal door to the main house.

Garden



The southerly facing walled rear garden is private and is mainly laid to lawn with mature shrub borders and a large patio seating area. There is a gate that gives access the village playing fields and the stables.

Garden Photo Two

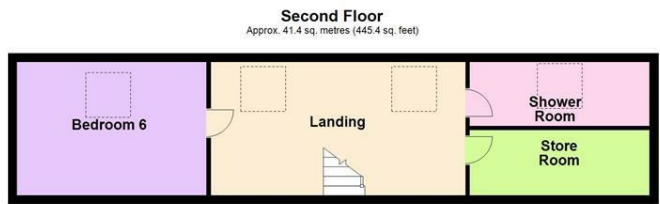


Outside & Parking



A walled block paved driveway to the front has mature shrub borders and provides ample off road parking.

Floor Plan

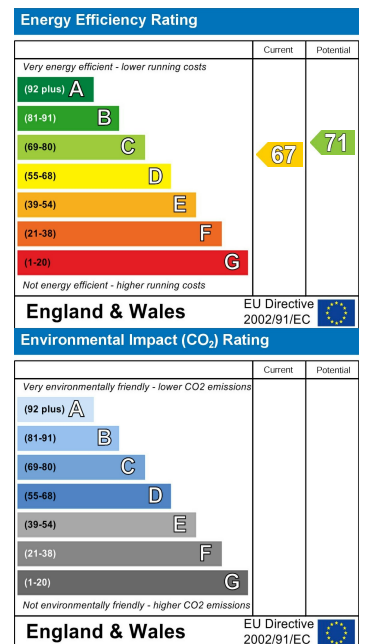


Total area: approx. 318.8 sq. metres (3431.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise