

9 St Mary's Road Market Harborough Leicestershire LEL6 7D9

01858 461888

2 Station Road Lutterworth Leicestershire LE17 4AP

01455 886670

info@adams-jones.co.uk www.adams-jones.co.uk

### I 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.



# ADAMS :

### **Entrance Hall**



rising to the first floor.

### Lounge $16'6" \times 14' (5.03m \times 4.27m)$



that gives views over the front garden and the feature window overlooking the garden. stone fireplace houses a living flame gas fire.

### Dining / Family Room 12'8" $\times$ 14' (3.86m $\times$ 4.27m)



A warm and welcoming hallway with balustrade staircase The dining room has a bay window that overlooks the garden and is currently being used as a family room.

### Snug 6'8" $£ \times 9'1"$ (2.03m $£ \times 2.77m$ )



The elegant light and airy sitting room has a bay window. This lovely room is located just off the kitchen and has a

Kitchen  $15'8" \times 22'7" (4.78m \times 6.88m)$ 



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" $\times$ 12'1" (1.65m $\times$ 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 $5' \times 4' (1.52m \times 1.22m)$



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' $\times$ 9' (2.13m $\times$ 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.

### ADAMS & JON

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



Fitted with a range of bespoke clothes hanging space to A double bedroom with a window overlooking the include drawers and inset pelmet lighting.

### Bedroom Two $10'6" \times 10'6" (3.20m \times 3.20m)$



and a built- in wardrobes.

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



garden and a built-in wardrobe.

### Bedroom Four 16'6" $\times$ 14' (5.03m $\times$ 4.27m)



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

### Bedroom Five 9'5" $\times$ 8'10" (2.87m $\times$ 2.69m)



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

### Family Bathroom 9' $\times$ 7' (2.74m $\times$ 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' $\times$ 6' (2.74m $\times$ 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**

