

## I Lammas Close, Ashby Parva, LE17 5JF



**£650,000**

A very unique opportunity has arisen to purchase this stunning newly renovated and extended four bedroom detached bungalow. Set on a generous corner plot, with a south facing garden and uninterrupted rural views across Leicestershire countryside. This home has the latest energy saving technology benefitting from underfloor heating throughout and hot water via an air source heat pump powered by integrated solar panels, inverter and battery storage. Consequently buyers will benefit from an energy efficient property (EPC rating B) The modern accommodation comprises: Entrance porch, hall, cloakroom, lounge, kitchen with fully fitted appliances, spacious day room and dining room with bi-folding doors and patio doors, utility room, four double bedrooms with the principal bedroom having an en-suite. There is a family bathroom with standalone bath and separate shower. Outside to the front you will find an extensive block paved drive providing ample parking. A paved path leads to the main entrance and to the garden. Gated side access leads to a paved rear courtyard with door to the utility room. This beautiful home has the benefit of no upward chain.

*Service without compromise*

**Entrance Porch 5'10" x 6'4" (1.78m x 1.93m)**



Enter via a composite door with a large side window and Luxury vinyl flooring.

**Bedroom Hallway 12'8" x 6' max (3.86m x 1.83m max )**



The hallway leading to the bedrooms and bathrooms has been fully carpeted with solid oak communicating doors and roof light tunnels to allow lots of natural light in.

**Cloakroom 5'6" x 3'3" (1.68m x 0.99m)**



Fitted with a low level WC and wash hand basin. Chrome heated towel rail. Half height ceramic tiled walls and cushioned flooring.

**Lounge 16'9" x 13'2" (5.11m x 4.01m)**



This lovely sunny lounge has a window to the side aspect and a set of sliding patio doors opening onto the garden.



**Kitchen/ Dining Area/Day Room 19'5" x 10'3" (5.92m x 3.12m)**



Fitted with modern painted kitchen cabinets and quartz work surfaces. Double built-in oven and microwave. Induction hob with extractor canopy over. Full height integral fridge & freezer and dishwasher. Wine cooler fridge and red wine rack. Stainless steel bowl and half undermounted sink unit with mixer taps. Integrated recycling bin storage cupboard complete with a bin liner drawer. A door opens into the utility .

**Kitchen/ Dining Area Photo Two**



**Day Room 24'11" x 9'8" (7.59m x 2.95m)**

This spacious area is open-plan to the kitchen and dining room and has a set of sliding patio doors and also a set of bi-folds opening onto the patio.

**Utility 10'6" x 6'10" (3.20m x 2.08m)**



Fitted with a range of modern painted cabinets with complimenting surfaces. Composite sink unit with mixer taps over. Space and plumbing for a washing machine and tumble dryer. The large cupboard houses the hot water cylinder and central heating system. The inverter and battery for the solar panels. The glazed back door opens into the rear courtyard which is paved and is ideal spot to set up a washing line.

**Principal Bedroom 14' x 16'10" (max )12'11" ( min)  
(4.27m x 5.13m (max )3.94m ( min))**



A double bedroom with a window to the side aspect and a door opening to the En-suite.

## Principal En-suite 7'5" x 6'10" (2.26m x 2.08m)



Fitted with a back to wall WC. Dual wash hand basins set onto a bespoke drawer unit with an illuminated mirror over that has Bluetooth. Corner shower enclosure with dual shower heads and ceramic wall tiles. Toothbrush charger and shaver socket. Chrome heated towel rail. Half height ceramic wall tiles, cushioned flooring and a obscure glazed window .

## Bedroom Two 9'8" x 12'8" (2.95m x 3.86m)

A double bedroom with a window to the side aspect and underfloor heating thermostatic zone.

## Bedroom Three 10'3" x 12'8" (3.12m x 3.86m)

A double bedroom with a window to the side aspect and underfloor heating thermostatic zone.

## Bedroom Four 10'11" x 9'5" (3.33m x 2.87m)

A double bedroom with a window to the side aspect and underfloor heating thermostatic zone. This room is ideal to be used as a play room or work from home office if required.

## Bathroom 9'5" x 6'10" (2.87m x 2.08m)



Fitted with a back to wall WC. Wash hand basin set onto a bespoke drawer unit. Standalone bath with mixer taps and a hand held shower head. Corner shower enclosure with dual shower heads and ceramic wall tiles. Toothbrush charger and shaver socket. Chrome heated towel rail. Half height ceramic wall tiles, cushioned flooring and a obscure glazed window .

## Garden

The private rear garden currently has a patio seating area laid with porcelain pavers and has far reaching rural uninterrupted views across the Leicestershire countryside. The garden has been left partly as a blank canvass to allow for buyers to specify their own individual requirements.

## Outside & Parking



The extensive block paved drive provides ample off road parking and there is adequate room to build a garage if

required. A paved path leads to the main entrance and gated side access to the rear courtyard and back door.

## Location

The charming village of Ashby Parva is surrounded by some of south Leicestershire's most attractive open countryside, and has a traditional public house known as The Holly Bush and also a local church. Nearby centres include Broughton Astley (3.5 miles) Lutterworth (approx. 3 miles), Rugby (approx. 10 miles), Leicester (approx. 13 miles) and Market Harborough (approx. 17 miles), all of which have excellent shopping and supermarket facilities. The property is in the catchment area for the three primary schools in the nearby villages of Ullesthorpe, Bitteswell and Dunton Bassett, and secondary schooling at Lutterworth College and Lutterworth High school. For the commuter the motorways of the M1, M6 and M69 are easily accessible. Market Harborough, Leicester and Rugby have mainline rail services to London. There is a local and regular bus service to Leicester, Lutterworth and Rugby and all surrounding villages

## A note from our vendor

When finalising our plans for the development of 1 Lammas, we did so with the objective of creating an extended, modern, ecological friendly property to present significant, flexible, and usable living space. We also wanted to ensure the next owners, had the opportunity to add their own unique requirements into their new home. Consequently, we have taken a number of carefully considered steps to achieve our objectives.

First, we were particularly keen to incorporate the latest renewable energy efficient technology to give both economic and aesthetic benefit. This has been achieved by the inclusion of solar panels, an air source heat pump and underfloor heating throughout. All of which work amazingly to provide a warm, cozy and balanced feel throughout the home which has been built to the latest building standards focussed on creating heat retention and low running costs. Economically, the system performs exceptionally well, and we have illustrations available to show how the system creates significant savings in energy consumption endorsed by the EPC rating of B which only 3% of existing dwellings in the UK benefit from. Aesthetically, rather than mounting the solar panels on top of the roof tiles, we have integrated them flush to the roof line giving an unobtrusive view from the ground.

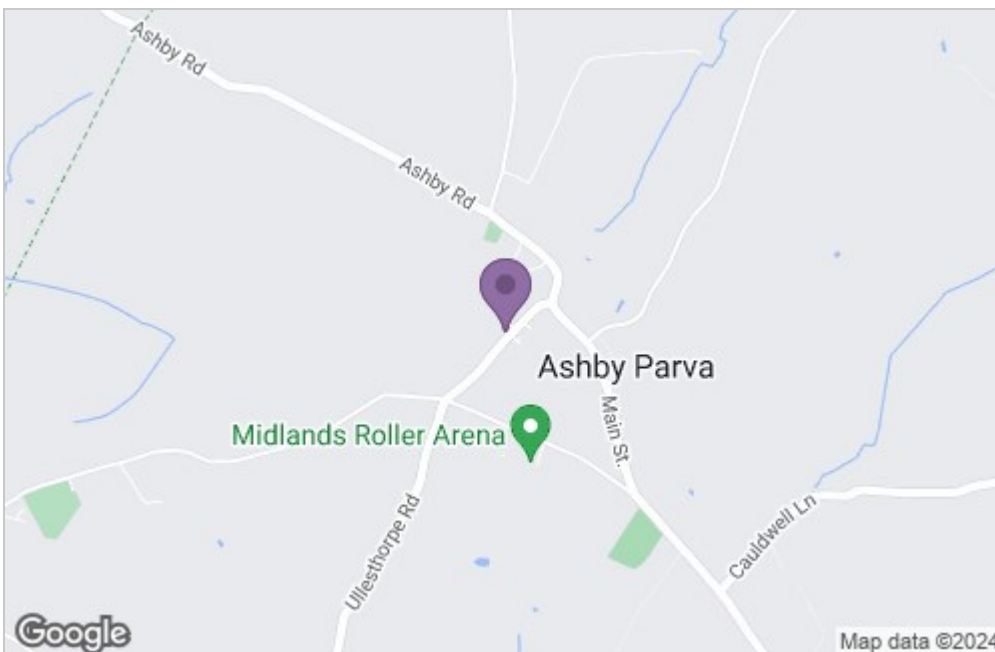
Internally, having underfloor heating means that all walls benefit from being free from radiators thereby giving total freedom when considering the layout of rooms. Although not an entirely new property, we have been keen to provide 1 Lammas as virtually a blank canvass as per a new build. However, we are not leaving it there, and we have left scope for discussions on how we can help incorporate your personal choices into areas such as the flooring in the kitchen/dayroom/diner, garden layout and similar requirements prior to moving in.

## Floor Plan



Total area: approx. 156.6 sq. metres (1686.0 sq. feet)  
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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

