

6 Peatling Grange, Ashby Magna, LE17 5QU

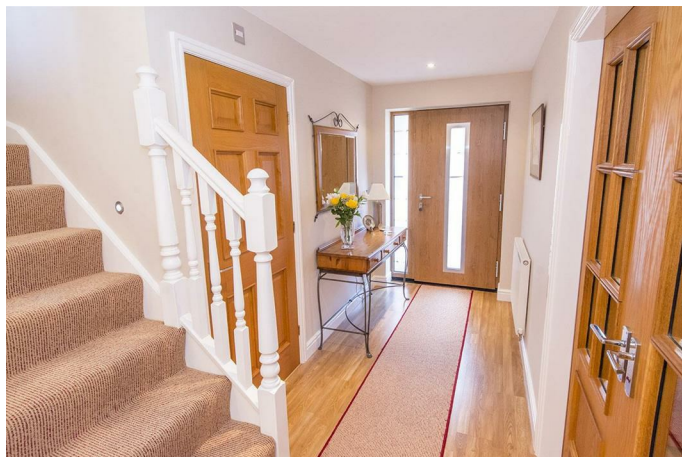


£695,000

Nestled in the charming village Ashby Magna, this detached five-bedroom executive family home is a true gem waiting to be discovered. As you step into the property, you are greeted by an inviting entrance hall leading to a cloakroom, a spacious sitting room flowing seamlessly into the dining room, a modern kitchen with a breakfast room, and a convenient utility area. Venturing to the first floor, you will find four generously sized double bedrooms, each boasting fitted wardrobes for ample storage. The principal bedroom features an en-suite for added luxury, while a further family bathroom caters to the needs of the household. Ascend to the second floor to discover the fifth bedroom and an additional bathroom, providing flexibility and space for various living arrangements. Outside, a westerly private garden offers a tranquil retreat for relaxation and entertaining. The property also includes a double garage with an electric door, providing secure parking, while the driveway offers ample space for your vehicles, ensuring convenience for residents and guests alike. This property's location in a small development adds to its exclusivity and charm, making it a desirable residence for those seeking a harmonious blend of comfort, style, and practicality. Don't miss the opportunity to make this house your home and experience the epitome of modern family living in the heart of the English countryside.

Service without compromise

Entrance Hall



Enter into this warm and welcoming hall via a 'Homann' composite door where you will find oak laminate flooring and the staircase rising to the first floor accommodation.

Cloakroom 3'2" x 5'6" (0.97m x 1.68m)



Fitted with a low level WC and a pedestal hand wash basin. Ceramic tiled flooring and a radiator.

Sitting Room 11'11" x 15'10" (3.63m x 4.83m)



The sitting room has a window to the front aspect, a stone fireplace housing a coal effect gas fire, oak laminate flooring and a set of double doors open into the dining room.

Sitting Room Photo Two



Dining Room 10'3" x 10'10" (3.12m x 3.30m)



This lovely dining room is the perfect space to entertain friends and family with a set of French doors opening into the garden and oak laminate flooring. This room is currently being used as a snug by the current owners.

Kitchen 11' x 12'8" (3.35m x 3.86m)



This modern dining kitchen is fitted with a wide range of grey cabinets with quartz surfaces. Franke undermounted bowl and half sink unit with mixer taps. Miele appliances include a built in oven, a steam oven with a warming drawer, induction hob with pop up extractor and USB with power sockets, integral dishwasher, recycling bin system and coffee machine. There is space and plumbing for an American fridge-freezer. A window overlooks the garden and there is attractive Karndean flooring.

Kitchen Photo Two



Breakfast Area 8'11" x 13'11" (2.72m x 4.24m)



Open plan to the kitchen there is ample room to have a full sized dining table to enjoy family meals together. There is a continuation of Amtico flooring and a window to the rear aspect and a set of French doors opening onto the patio.

Utility 9'1" x 5'4" (2.77m x 1.63m)



Fitted with modern cabinets with a stainless steel sink unit and mixer taps. There is plumbing and space for a washing machine. The gas central heating boiler is mounted on the wall. Karndean flooring. A composite Homann door gives access to the outside.

First Floor Landing



The galleried landing has a useful airing cupboard. Oak internal doors give access to four bedrooms and the family bathroom.

Bedroom One 15' x 17'5" (4.57m x 5.31m)



A double bedroom with dual aspect windows to the front, a wide range of fitted wardrobes and oak laminate flooring.

Bedroom One Photo Two



Dressing Room 5'7" x 5'4" (1.70m x 1.63m)



Accessed off the main bedroom having a window to the front aspect and oak laminate flooring.

En-suite 8'5" x 6'7" (2.57m x 2.01m)



Fitted with a back to wall WC, wash hand basin set onto a vanity unit, double width shower with sliding doors, chrome heated towel rail, ceramic wall and floor tiles. Opaque window to the side aspect.

Bedroom Two 12' x 12'6" (3.66m x 3.81m)



A double bedroom with a window overlooking the garden, built in wardrobes and oak laminate flooring.

Bedroom Three 11'9" x 12' (3.58m x 3.66m)



A double bedroom with a window to the front aspect, built in wardrobes and oak laminate flooring.



Bedroom Four 14' 4" x 9' 4" (4.27m x 2.84m)



A double bedroom with a window overlooking the garden, built in wardrobes and oak laminate flooring. This room is currently being used as a TV /office, snug room

Bathroom 9'8" x 6'3" (2.95m x 1.91m)



Fitted with a back to wall WC, wash hand basin set onto a vanity unit, double width shower with sliding doors, chrome heated towel rail, ceramic wall and floor tiles. Opaque window to the side aspect.

Second Floor Landing 8' x 5' (2.44m x 1.52m)



The second floor landing has a Velux roof window and under eaves storage.

Bedroom Five 12'9" x 15'5" (3.89m x 4.70m)



A spacious double bedroom with three Velux roof windows, oak laminate flooring and ample under eaves storage space.

Bathroom 8'5" x 12'10" (2.57m x 3.91m)



Fitted with a back to wall WC, wash hand basin set onto a vanity unit, bath, separate double width shower with sliding doors, chrome heated towel rail, oak laminate flooring. Velux roof window

Garden



The beautiful Westerly facing walled garden has two patio seating areas and the manicured lawn has pretty stepping stones leading to the top patio area. There is a vegetable plot with raised beds to the side of the garden. Outside lighting, electric point and tap. Gated side access.

Garden Photo Two



Garden Photo Three



Rural Views





Garage & Parking



A double garage with a 'Hormann' electric door. There is an outside tap which is convenient for washing your vehicles, power and light is connected.

Floor Plan



Area Map



Energy Efficiency Graph

