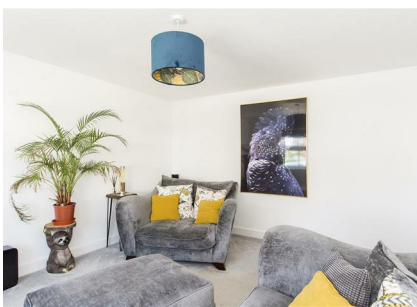


14 Peveril Road, Ashby Magna, LE17 5NQ



£525,000

Situated in the tranquil village of Ashby Magna, this exquisite architect designed four-bedroom detached home presents a remarkable opportunity for those seeking a peaceful yet stylish living environment. Upon entering, you are greeted by a spacious entrance hall, ideal for hanging coats and storing shoes, leading to a convenient cloakroom. The inviting lounge offers a perfect retreat, while the open-plan family dining kitchen is the heart of the home. This area boasts a central island and bi-folding doors that seamlessly connect to an extensive patio, perfect for entertaining or enjoying family meals al fresco. The first floor features three well-proportioned bedrooms, with the second bedroom benefiting from its own en-suite shower room. The family bathroom is a true highlight, showcasing a charming roll-top standalone bath alongside a separate shower, providing both luxury and practicality. Ascending to the second floor, you will find the master bedroom, complete with a dressing area and an en-suite shower room, ensuring a private sanctuary for relaxation. The south-facing landscaped rear garden is a delightful outdoor space, featuring a paved patio and lush lawns adorned with well-stocked shrub borders and specimen trees. At the top of the garden, you will discover a perfect spot to bask in the sun or enjoy alfresco dining, all while taking in the stunning open countryside views that surround the property. To the front, a driveway offers ample off-road parking, enhancing the convenience of this splendid home. This property is not just a house; it is a lifestyle choice, offering comfort, elegance, and a connection to nature in a serene village setting.

Service without compromise

ADAMS & JONES

Entrance Hall 20'11" x 8'0" (max) (6.38m x 2.44m (max))



Enter via a modern composite front door to where you will find ample room to store your coats and shoes. The stairs rise to the first floor with a storage cupboard and Amtico flooring.

Cloakroom 3'0" x 5'11" (0.91m x 1.80m)



Fitted with a modern back to wall WC. Hand wash basin that is set onto a drawer unit. Chrome heated towel rail. Amtico flooring.

Lounge 14'5" x 12'5" (4.39m x 3.78m)



The lovely lounge has a window to the front aspect and is the perfect room to relax in.

Lounge Photo 2



Service without compromise

Family Dining Room 20'11" x 15'9" (6.38m x 4.80m)



This fabulous open -plan family dining kitchen is fitted with a wide range of modern cabinets with quartz work surfaces. Stainless steel undermounted sink unit with mixer taps. Bosch eye-level oven and combination microwave. Integrated fridge-freezer and dishwasher. The central island has a five ring induction hob with extractor canopy and provides breakfast bar seating plus additional storage cabinets. Amtico flooring and a lantern style roof light. There are Bifold doors that open onto to the patio and the garden.

Kitchen Photo



Breakfast Area Photo

Dining Area Photo



Utility 12'5" x 5'10" (3.78m x 1.78m)



Fitted with a range of modern cabinets and complimenting work surfaces. Stainless steel sink and mixer taps. Space for a washing machine and tumble dryer. Amtico flooring . A double full height cupboard houses the Worcester Bosch gas central heating boiler and the hot water cylinder . Door leads to the outside. .

First Floor Landing



The landing gives access to the bedrooms and the bathroom, as well as stairs to the second floor.

Bedroom Two 9'4" x 11'11" (2.84m x 3.63m)



A double bedroom with two windows overlooking the garden. Built-in wardrobes.

Bedroom Two Photo 2



En-Suite 3'9" x 9'8" (1.14m x 2.95m)



The En-suite is fitted with a modern back to wall WC. A wall hung wash hand basin. A double width shower with dual shower heads and sliding doors.

En-suite Photo 2



Bedroom Four/Office 10'2" x 6'10" (3.10m x 2.08m)



A single bedroom with a window to the front aspect. This is an ideal space to work from home or to use as a study.

Bedroom Three 10'5" x 10'5" (3.18m x 3.18m)



A double bedroom with a window to the front aspect. This room is currently being used as a fitness room by the current owners.

Bathroom 9'4" x 11'11" (2.84m x 3.63m)



Fitted with a low-level WC. Hand-wash basin set on a vanity unit. A roll top bath with mixer taps and a hand help shower attachment. A separate shower cubicle with ceramic wall tiles. Luxury vinyl flooring. Chrome heated towel rail. Opaque window to the rear aspect.

Bathroom Photo 2



Bedroom One 16'3" x 12'4" (4.95m x 3.76m)



A double bedroom with a window overlooking the garden. Dressing area. A door that opens into the ensuite.

Bedroom One Photo 2



Second Floor Landing



Giving access to the principal bedroom.

En-Suite 3'5" x 9'4" (1.04m x 2.84m)



Fitted with a modern back to wall WC. A hand wash basin set into a vanity unit. Walk-in shower with sliding doors. Chrome heated towel rails. Ceramic wall and floor tiles.

En-suite Photo 2



Dressing Area Photo



Garden



The landscaped garden is south facing with beautiful far reaching rural views. From the extensive paved patio there are steps leading up to a lawn area having specimen trees and well stocked shrub borders. Carrying on up the garden, there are further steps that lead up to another lawned area with again, specimen trees and well stocked shrub borders. To add to the picturesque scenery, at the top of the garden you can enjoy lovely views over the fields on the patio seating area, which is perfect for entertaining guests, Al-fresco dining or sunbathing with a cool drink in hand during the summer months. To the top of the garden, it also has a garden shed and a lockable plastic store.

Garden Photo 2



Field Views



Garden Photo 3



Rear Aspect Photo



Garden Photo 4



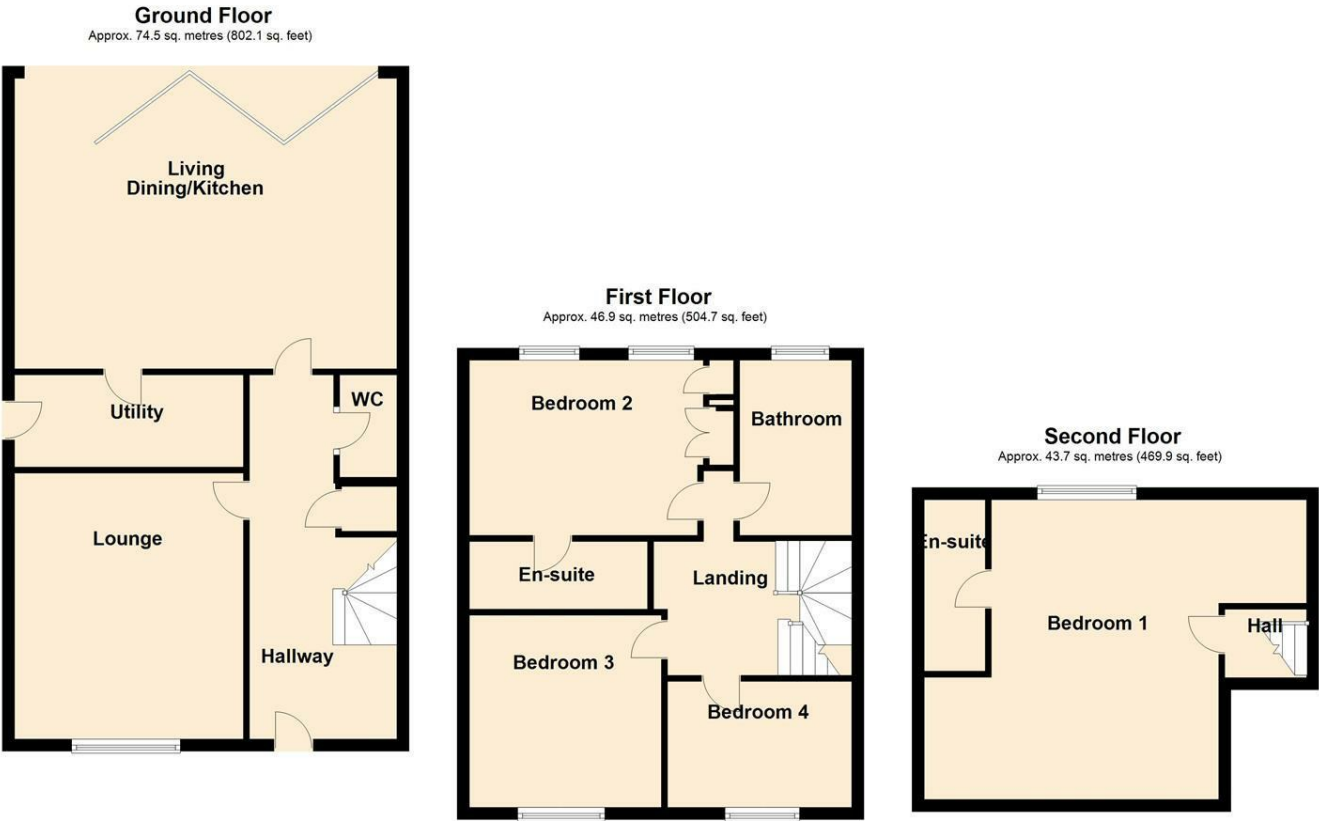
Outside & Parking





To the front of the house, there is a pebble drive providing off-road parking for three cars. There is also gated side access as well as an outside tap.

Floor Plan

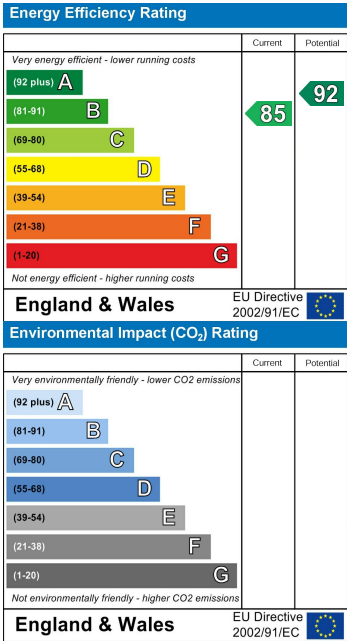


Total area: approx. 165.1 sq. metres (1776.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise