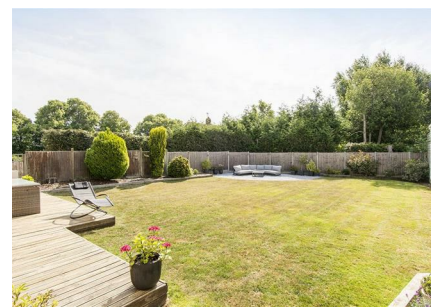


I Simons Orchard, Ashby Parva, LE17 5JE



£675,000

Situated in the charming village of Ashby Parva, this exquisite detached four-bedroom family home offers a perfect blend of modern living and traditional comfort. Set on a generous corner plot, the property boasts flexible living spaces that cater to the needs of a growing family. Upon entering, you are welcomed by a spacious porch leading to a utility room, a hall, and a convenient cloakroom. The heart of the home is the delightful breakfast kitchen, featuring a central island and bi-folding doors that seamlessly connect the indoor space to the beautifully landscaped garden. The sitting room, adorned with patio doors, invites natural light and provides easy access to outdoor relaxation. For more formal gatherings, the dining room with French doors opens to a charming courtyard, perfect for entertaining guests. A unique feature of this property is the office/snug, which could serve as an independent living space, as it is conveniently located next to a ground floor bedroom complete with its own ensuite. The master bedroom is a true retreat, featuring a Juliet balcony, a dressing area, and an ensuite bathroom. The family bathroom is well-appointed with a separate shower, while bedrooms two and three benefit from fitted wardrobes, ensuring ample storage. The south-westerly garden is a delightful outdoor haven, offering two seating areas and a lush lawn bordered by shrubs, ideal for family gatherings or quiet evenings. Additionally, the property includes a private courtyard and an orchard at the front, showcasing a variety of fruit trees. A detached garage and a gravelled in-and-out driveway provide ample off-road parking, enhancing the convenience of this splendid home. This property is not just a house; it is a wonderful family home that promises comfort, style, and a sense of community in the picturesque setting of Ashby Parva.

Service without compromise

Porch 6'9" x 7'9" (2.06m x 2.36m)

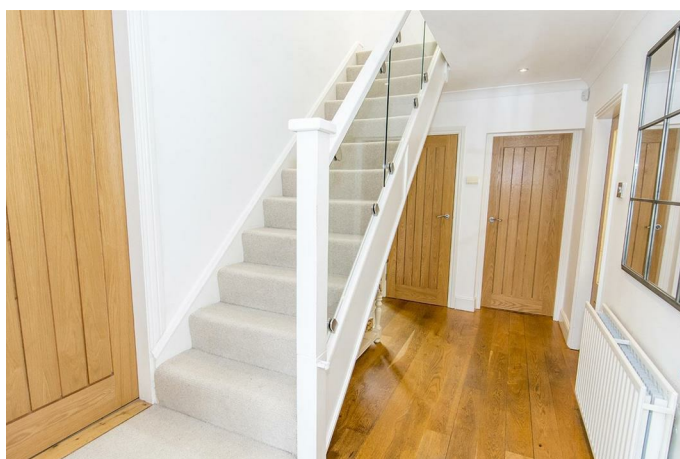
Enter via a UPVC door into this useful porch which has windows to all aspects and quarry tiled flooring.

Laundry Room 8' x 7'6" (2.44m x 2.29m)



This spacious laundry room has a stainless steel sink with mixer taps and base cupboards with complimenting surfaces. Quarry tiled flooring, chrome heated radiator and space for a washing machine. The gas central heating boiler is mounted on the wall and glazed door gives access to the garden.

Entrance Hall 13' x 6'7" (3.96m x 2.01m)



The spacious hall has oak flooring, a useful storage cupboard and the staircase with an oak and glass banister rises to the first floor accommodation.

Cloakroom 8'6" x 2'10" (2.59m x 0.86m)



Fitted with a low level WC and wash hand basin set onto a vanity cupboard. Chrome heated towel rail. Ceramic wall and floor tiles. Opaque window to the front aspect.

Breakfast Kitchen 14'9" x 12'6" (4.50m x 3.81m)



Fitted with modern gloss cabinets and granite work surfaces. Siemens double ovens. Five ring induction hob with extractor canopy. Bowl and half undermounted sink with mixer taps. Integrated dishwasher and fridge-freezer. A wine and beer cooling fridge. The central island provides additional storage and breakfast bar seating. A set of bi-folding doors open into the garden.

Breakfast Kitchen Photo 2



Sitting Room photo 2



Sitting Room 15'9" x 17'7" (4.80m x 5.36m)



Dining Room 8'7" x 11'8" (2.62m x 3.56m)



The sitting room has a window to the rear aspect with a wood burning stove and a set of sliding patio doors that open into the garden. Coving to the ceiling. Oak flooring. Two radiators.

French doors opening into the courtyard. Solid oak flooring. Coving to the ceiling and recessed spotlights.

Office / Snug 16'8" x 7'8" (5.08m x 2.34m)



This flexible room is currently being used as a work from home office but could easily be used as a snug to create an independent living space. Dual aspect windows, oak flooring and a radiator.

Ground floor bedroom four 9'7" x 11'11" (2.92m x 3.63m)



A double bedroom with a window to the side aspect and a set of French doors opening into the courtyard. Laminate flooring. Coving to the ceiling and recessed spot lights.

Bedroom Four Photo 2



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



Fitted with a low level WC. Pedestal wash hand basin. Walk in shower. Chrome heated towel rail. Ceramic wall and floor tiles. Recessed spotlights.

Landing



With dual aspect windows allowing lots of natural light flood in. Oak internal doors give access to the bedrooms and family bathroom.

Master Bedroom 9'9" x 11'9" (2.97m x 3.58m)



A double bedroom with a decorative ceiling beam, a window to the front aspect, radiator and a set of French doors open into a Juliet Balcony .

Master Bedroom Photo 2



Dressing Area 10'2" x 6'7" (3.10m x 2.01m)



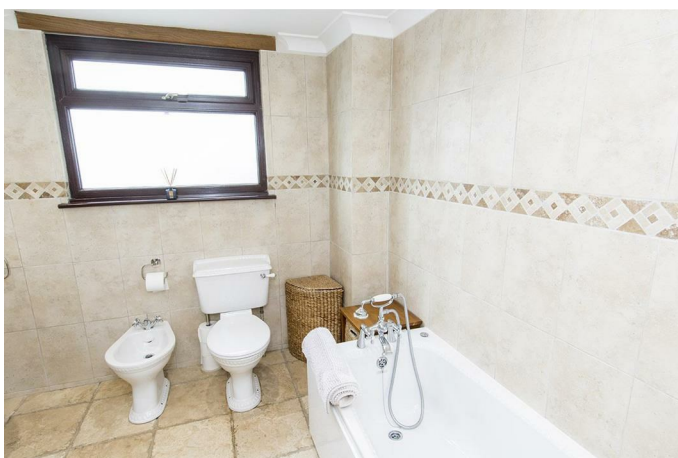
With a window to the side aspect this dressing area is fitted with a wide range of fitted wardrobes.

En-suite 4'11" x 6'2" (1.50m x 1.88m)



Fitted with a low-level W/C, hand wash basin set onto bespoke drawers, corner shower, ceramic wall & floor tiling and a chrome heated towel rail. Opaque window to the front aspect.

Bathroom 8'8" x 8'8" (2.64m x 2.64m)



Fitted with a low level W/C, bidet, separate shower cubicle with dual shower heads. Bath with hand held shower tap. Ceramic wall and floor tiling. Chrome heated towel rail. Opaque window to the front aspect.

Bathroom Photo 2



Bedroom Two 12" x 16'5" (3.66m x 5.00m)



A double bedroom with dual aspect windows and built-in mirror fronted sliding wardrobes. Laminate flooring and a radiator.

Bedroom Two Photo 2



Bedroom Three Photo 2



Bedroom Three 11'6" x 15'8" (3.51m x 4.78m)



Garden



A double bedroom with two Velux windows to the rear and built in mirror fronted sliding wardrobes. Laminate flooring and a radiator.

The private south westerly garden is predominately laid to lawn with shrub borders. The seating area at the bottom of the garden is the perfect space to enjoy the sunshine all day in the summer months. There is gated side access to a barbeque area. A further gravelled area to the other side has a garden shed and a wrought iron gate that leads to the courtyard garden.

Garden photo 2



Garden Photo 3



Rear Aspect Photo



Courtyard Garden



This private, extensive paved courtyard has delightful shrub beds and outside lighting which can be accessed from the main house.

Orchard



The orchard to the front of the property has fruit trees including two eating and one cooking apple trees and a plum tree.



Double Garage & Parking 18'1" x 20'5 (5.51m x 6.22m)

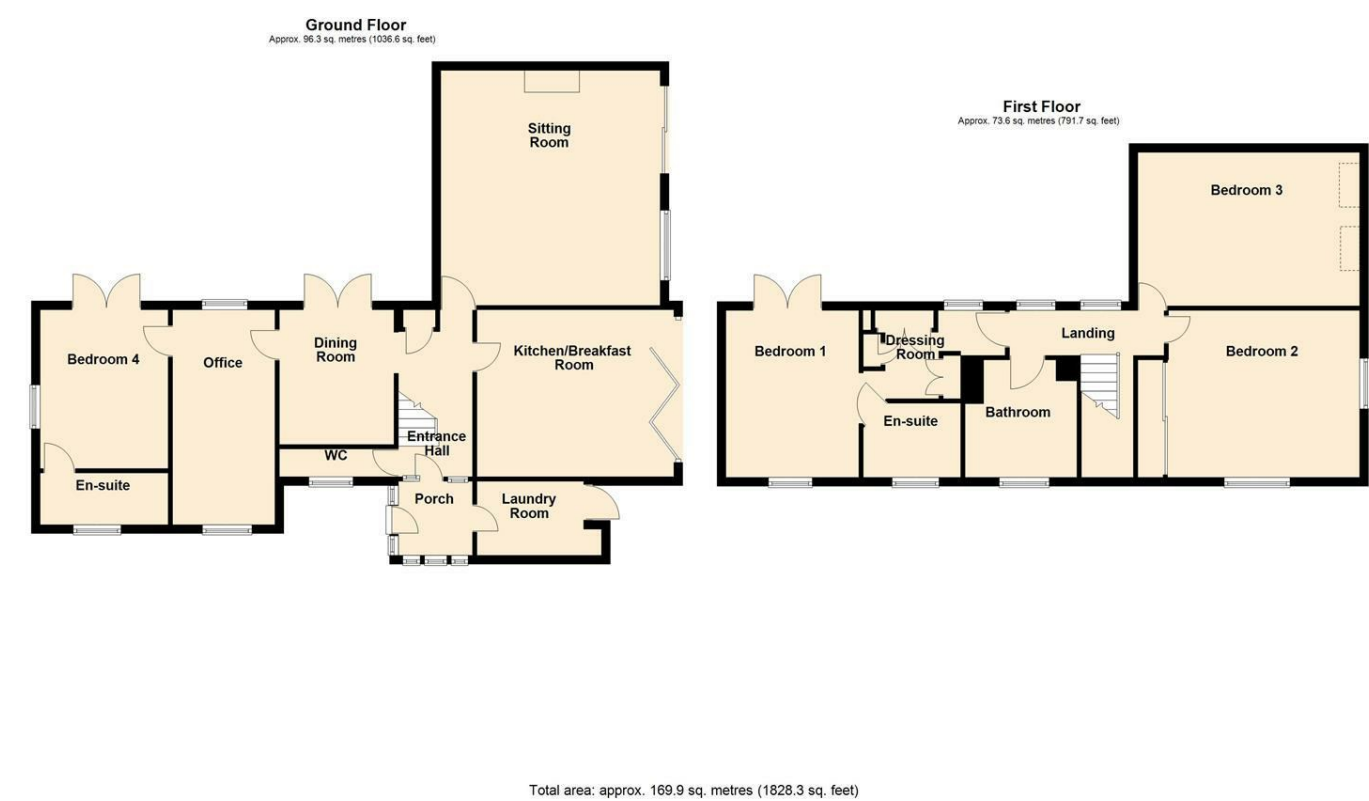


The detached double garage has a pitched roof, with an electric roller door to the front and a personal door giving direct access to the courtyard. Power and light is connected. The in and out gravelled driveway provides ample off road parking for numerous vehicles.

Location

Ashby Parva is a charming village 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, situated towards the southernmost extremity of Leicestershire being only a half hour drive from Leicester's city centre. It is in the LE17 postcode district and is a civil parish. The villages of Ullesthorpe, Leire and Bitteswell and Broughton Astley are close by. It falls within the district council of Harborough and is within easy reach of larger towns such as Lutterworth (three miles away) and Rugby, all providing a variety of amenities such as edge of town super stores or uniquely bespoke shops. This property is in the catchment area of Bitteswell Primary School.

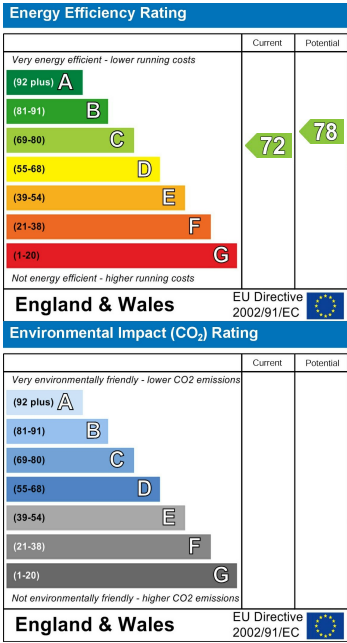
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise