

Alexanders



Narrow Lane

Ticknall



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- Contemporary family home located within the village of Ticknall
- Four bedroomed property
- Laid across three floors
- Show-stopping open plan kitchen living room
- Main bedroom fitted with oak fronted wardrobes
- Off-road parking for three cars plus detached double garage
- Professionally landscaped garden
- Generous seating terrace directly to the rear of the property
- EPC rating C / Council Tax Band F / Freehold

General Description

Alexanders Ashby are absolutely thrilled and proud to offer this outstanding, bespoke and contemporary family home. Completed in 2014, this modern country home is finished to a first-class standard and affords a high-class specification throughout. The property includes underfloor heating and a mix of engineered oak and porcelain tiled flooring to the ground floor. Throughout the property, there are oak doors and a beautiful oak staircase with glazed balustrade infill rising through the property.

Accommodation

Laid across three floors, enter the property via a stylish oak framed storm porch into a large entrance hall giving access to; cloakroom, snug and then the show-stopping open plan kitchen/living room which seamlessly leads from the kitchen, into the dining and living area with a feature brick-faced fireplace incorporating a log burning stove on a stone paved hearth, ending in a beautifully constructed oak framed garden room giving a beautiful aspect over the rear garden.

The kitchen area also has bifold doors out onto the garden and was individually designed and hand crafted by locally renowned Charnwood Kitchens. Fitted with solid oak shaker style kitchen units and luxury granite worktops with high quality appliances which includes a combi microwave/oven above, warming plate drawer beneath, five burner gas hob with a double width extractor fan over, integrated fridge/freezer and dishwasher.

Further door leads into the utility room with matching wall and base units, single drainer stainless steel sink unit with brush chrome mixer tap over, ceramic tiled splash back and houses the Worcester combination boiler. There is plumbing for washing machine and space for tumble dryer.



On the first floor, expect to find three generous bedrooms, and a high quality four-piece family bathroom. The main bedroom boasts an impressive walk-in wardrobe fitted with a range of full height oak fronted wardrobes incorporated with inset hanging rails, drawers, shelving and lighting. The main bedroom also holds a contemporary three-piece en suite shower room.

The front double bedroom also accommodates fitted oak fronted wardrobes with a vanity unit with drawers, mirror back and inset lighting above, hanging rail, shoe rack and drawers. The fourth bedroom is positioned on the second floor and boasts an abundance of space, currently used as a guest suite split into a bedroom, office and sitting room for travelling guests, complimented by a modern three piece en suite shower room.

Set in the heart of this sought after village, the property boasts off-road parking for three cars with further space within the detached double garage. Over the years, the garden has been professionally landscaped and extensively stocked with mature raised borders to surround and lawn to centre. There is a generous seating terrace directly to the rear of the property, ideal for entertainment and is fully lit with external lighting within the grounds.

Location

This contemporary property is located within the picturesque and historic village of Ticknall, situated between the market towns of Melbourne and Ashby-de-la-Zouch and just half a mile from the grounds to Calke Abbey and country park.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby De La Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote DE11 0AH (01283) 595795, Council Tax Band F.

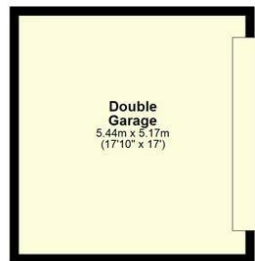
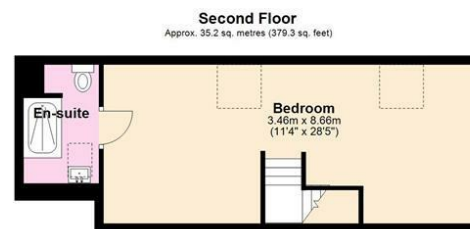
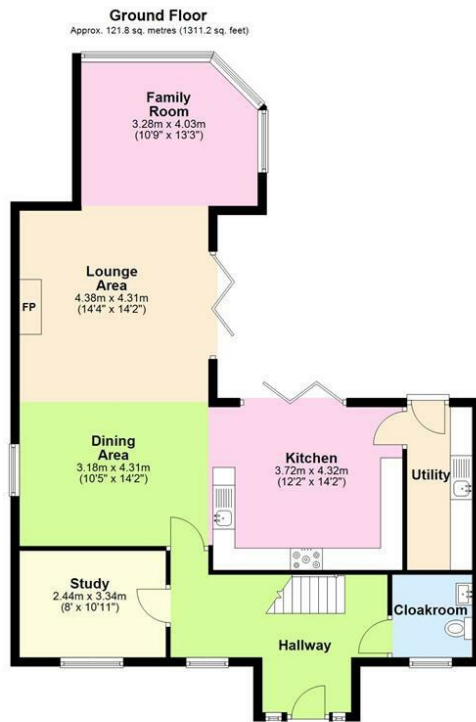
Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

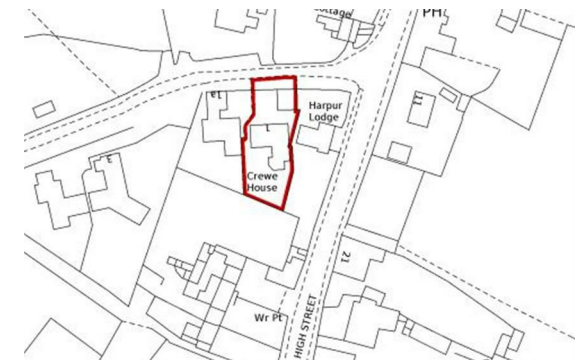
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Total area: approx. 235.3 sq. metres (2532.3 sq. feet)



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Alexanders

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Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.