

SUPERIOR HOMES

ROYSTON & LUND



R
&L

22 Pottery Lane

| LE65 1SN

Guide Price £550,000

Guide Price Range £550,000 - £560,000

Introducing to the market, this commanding, executive-style 5 Bedroom Detached Home nestled in a cul-de-sac in the hamlet of Lount. Located within the National Forest, the property has countryside view and beautiful walks. The property is perfectly located for access into nearby market towns such as Melbourn and Ashby and close to commuting links such as the A42; taking you to Nottingham, Leicester and Birmingham.

Upon entering the property, you are met by a welcoming hallway that provides access to the accommodation over three floors. The hallway leads into the separate snug/dining/music room as well as the large lounge which is ideal for social gatherings and family get-togethers. The lounge leads into the light and airy open-plan kitchen which can also be accessed via the hallway. The open-plan kitchen design also benefits from having built in modern appliances and a conveniently placed separate utility room. Downstairs, there is also a conveniently located WC with a pedestal wash basin.

To the first floor, there are four of the five bedrooms - all of which are good double sized bedrooms as well as having a larger bedroom with an en-suite. There is also a generous sized four-piece bathroom. To the second floor, there is a grand principal suite which features a walk-in dressing room space as well as a large en-suite with a five piece white suite featuring double sinks.

Outside, there is ample parking space and a double garage. There is also side access from the front to the beautifully landscaped garden which features lawn, plant/shrubs, bar area and a decked pergola which is a perfect spot for a hot tub.

Please note there is a maintenance charge - approximately £360 per annum, please seek further information from your solicitor





- Guide Price Range £550,000 - £560,000
- Exclusive Detached Family Home
- Five Bedrooms
- Spacious Accommodation
- Quiet Location Surrounded By Countryside
- D/S WC - 2x Ensuite - Bathroom
- Principle Suite With Bespoke Dressing Area
- Landscaped Garden - Double Garage
- Freehold - EPC Rating C
- Council Tax Band E









R
&L



Lount is a hamlet near Ashby de la Zouch in north-west Leicestershire. The village was traditionally linked to the Staunton Harold Hall estate, and made up of 17th–19th century cottages.

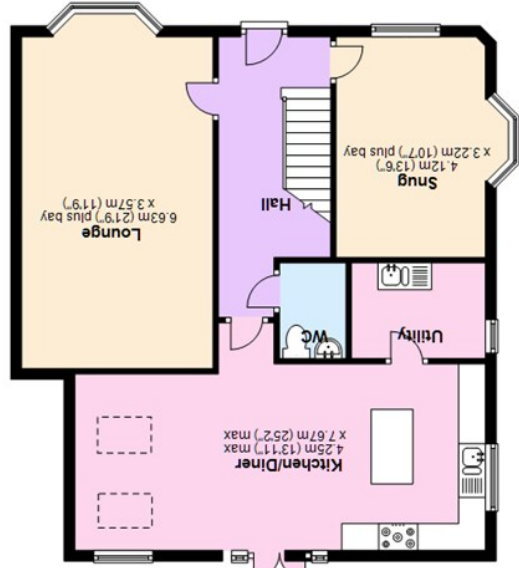
The New Nature Reserve Lount is a 21.3 hectares Local Nature Reserve north-east of Ashby-de-la-Zouch in Leicestershire. It is owned and managed by Leicestershire County Council. This site has a diverse bird population. A nature reserve is on the site of New Lount Colliery, the shortest-lived colliery in the area, which operated from 1924-1968. In 1997, Leicestershire County Council completed restoration with financial aid from the Government and through European funding.

The Ferrers Public House is located in Lount - a child friendly pub with an extensive menu and lovely garden.

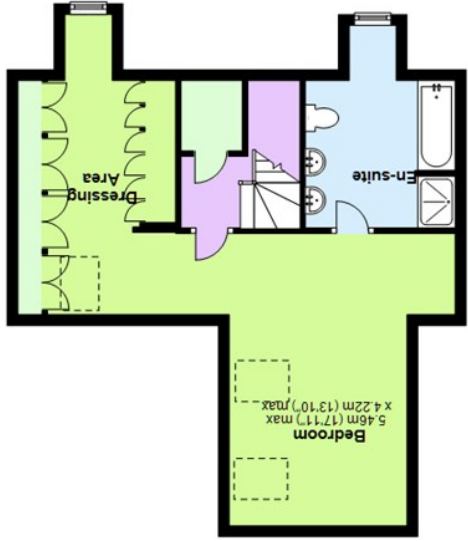
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Where every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanlP.

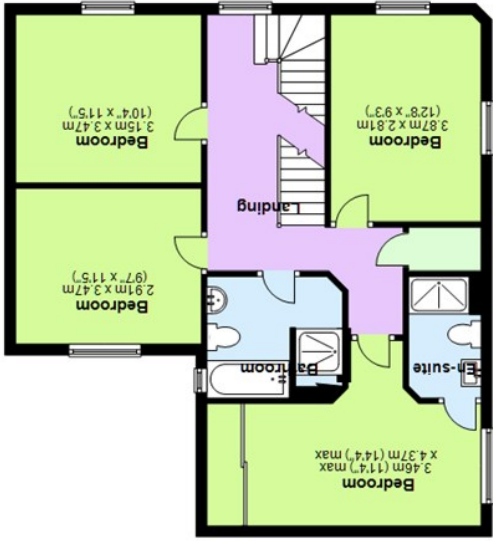
Total area: approx. 201.2 sq. metres (2165.9 sq. feet)



Approx. 80.0 sq. metres (861.4 sq. feet)



Approx. 50.3 sq. metres (541.9 sq. feet)



Approx. 70.9 sq. metres (762.7 sq. feet)

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
75	82		

EPC



PROTECTED

naed | propertymark

