



Ashby Road East, Bretby



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Guide price £575,000



Key Features

- Lovely Period Home
- Highly Regarded Residential Location
- Four Excellent Sized Bedrooms
- Jack & Jill En-Suite
- High Quality Fittings Throughout
- Stunning Re-Fitted Kitchen With Granite Working Surfaces
- EPC rating D
- Freehold





*** High Quality Character Family Home *** Situated on the ever popular Ashby Road this lovely spacious four bedroomed family home has a wealth of character throughout and the high quality fittings make this a truly impressive dwelling. With a southerly aspect to the rear the home affords open views over open countryside and in brief comprises: - impressive entrance hall with oak block flooring, guest cloak room, large lounge with French doors opening out onto the rear patio, stunning large dining room with garden room/conservatory off, study, high quality recently re-fitted kitchen with an excellent array of built-in appliances, on the first floor a landing leads to four well proportioned bedrooms, the master and second bedroom having a Jack & Jill en-suite and there is also a fabulous beautifully fitted bathroom. Outside the home is well set back from the road, electronic gates lead to a large sweeping driveway which in turn leads to an attached garage. To the rear is a lovely mature garden which backs onto open fields.

Accommodation In Detail

Feature Upvc composite door with stained obscure leaded double glazed insert with obscure double glazed lights to either side leading to

Impressive Entrance Hall 4.83m x 2.41m (15.8ft x 7.9ft)

having rustic beams to ceiling, elegant staircase rising to first floor, Herringbone oak block flooring, fitted smoke alarm and one central heating radiator.

Guest Cloak Room

having pedestal wash hand basin, low level wc, useful understairs storage area, one central heating radiator, extensive tiling complement, fitted wall light point and obscure Upvc double glazed window to front elevation.

Inner Hallway

providing useful storage and Herringbone oak block flooring.

Main Reception Room 5.48m x 4.62m (18ft x 15.2ft)

having lovely polished limestone fireplace with matching hearth with electric remote controlled fire, two double central heating radiators, fitted wall light points, coving to ceiling, two centre ceiling roses, Upvc double glazed leaded French doors with double glazed lights to either side and further Upvc leaded double glazed window to side elevation.

Dining Room 3.8m x 4.56m (12.5ft x 15ft)

having original Herringbone oak block flooring, feature period brickette fireplace with matching brick hearth and oak mantle over together with fitted inset open grate fire, exposed rustic beams to ceiling, one double central heating radiator, serving hatch opening through to the kitchen and sliding oak glazed doors leading through to

Lovely Garden Room/Conservatory 3.72m x 3.83m (12.2ft x 12.6ft)

having one double central heating radiator, energy efficient insulated roof providing warmth in the winter and coolness in the summer, Upvc double glazed lights to all side with various top openers and French doors opening out onto the rear garden.

Study 2.79m x 1.78m (9.2ft x 5.8ft)

having Upvc leaded double glazed window to front elevation and one central heating radiator.

Fabulous Recently Re-Fitted Kitchen 5.44m x 3.01m (17.8ft x 9.9ft)

having a range of bespoke Richfield high quality light grey base and eye level units with soft close doors and complementary solid granite cream/grey working surfaces with built-in breakfast bar, a wealth of integrated appliances including dishwasher, fridge/freezer, Neff combination oven and microwave and Neff induction hob with extractor over, carousel units, pullout larder unit, concealed utility area with plumbing for washing machine, kickstrip heater, solid, Upvc double glazed windows to side and rear elevations, low intensity spotlights to ceiling, Upvc half obscure leaded double glazed window to side elevation and fitted vertical contemporary central heating radiator.





On The First Floor

Half Landing

having lovely leaded stain glazed picture window to front elevation, one central heating radiator, exposed beam to ceiling, fitted smoke alarm and access to loft.

Main Landing

having leaded double glazed window to front elevation, extensive eaves storage with sliding doors and further useful airing cupboard with one central heating radiator and range of fitted shelving.

Master Bedroom 4.63m x 3.8m (15.2ft x 12.5ft)

having coving to ceiling, fitted wall light points, one double central heating radiator, double wardrobe and impressive large Upvc leaded double glazed picture window overlooking the rear garden and fields beyond.

Jack & Jill En-Suite

having over-sized shower enclosure with glass and chrome sliding door together with Drenche thermostatically controlled shower, vanity wash hand basin with cupboards under, low level twin flush push button wc, half tiling complement to one wall and full tiling to a further wall, heated chrome ladder towel radiator, low intensity spotlights to ceiling and fitted extractor vent.

Bedroom Two extending to 4.54m

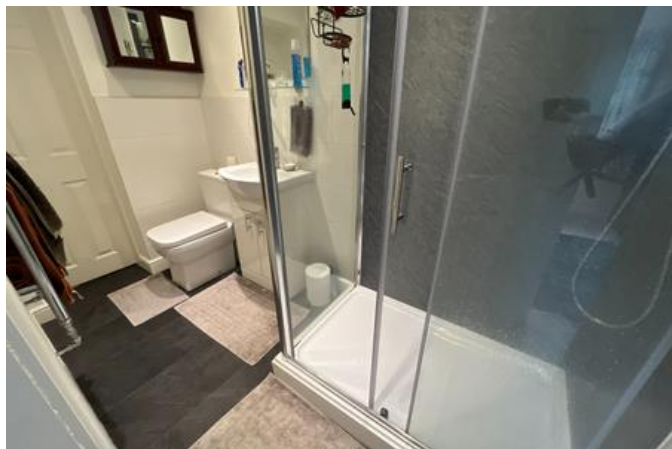
having one central heating radiator, coving to ceiling and Upvc leaded double glazed window overlooking the rear garden and fields beyond.

Bedroom Three extending to 3.65m

having a range of built-in wardrobes with folding doors, one double central heating radiator and Upvc leaded double glazed window overlooking the rear garden and fields beyond.

Bedroom Four extending to 2.56m

having eaves storage area, two Upvc leaded double glazed windows to front and side elevations and one central heating radiator.



Beautifully Appointed Family Bathroom 1.97m x 3.6m (6.5ft x 11.8ft)

having Victoriana style roll top polycarbonate bath with claw feet, over-sized shower enclosure with Drenche shower, low level wc, pedestal wash hand basin, Rivened slate effect ceramic tiling to floor, extensive tiling to walls, obscure Upvc leaded double glazed windows to front and side elevations, fitted shaver point/light, low intensity spotlights to ceiling and one central heating radiator.

Outside

The property is well set back from the road behind a deep mature hedge, brick pillars lead to electric remote controlled security gates leading to the driveway which provides parking a significant number of vehicles and leads to a garage. There are two useful brick built stores. To the rear is a large mature garden with impressive recently laid sandstone flagged patio which in turn leads onto a large lawned area which is flanked by hedgerows and mature trees. There is external light and water supply.

Garage extending to 6.24m

having up and over door, electric light, power and recently fitted Worcester condensing combi gas fired central heating boiler.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Services

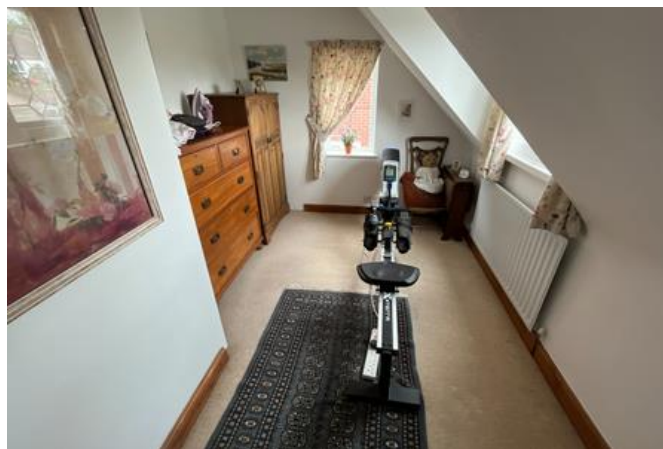
All mains services are believed to be connected to the property.

Tenure

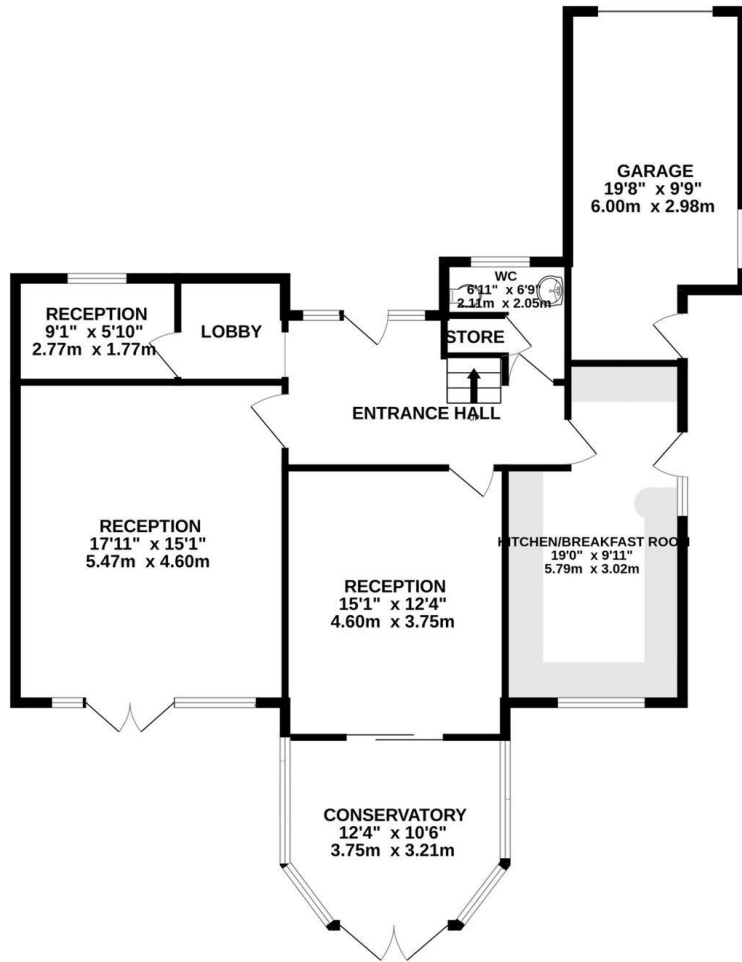
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

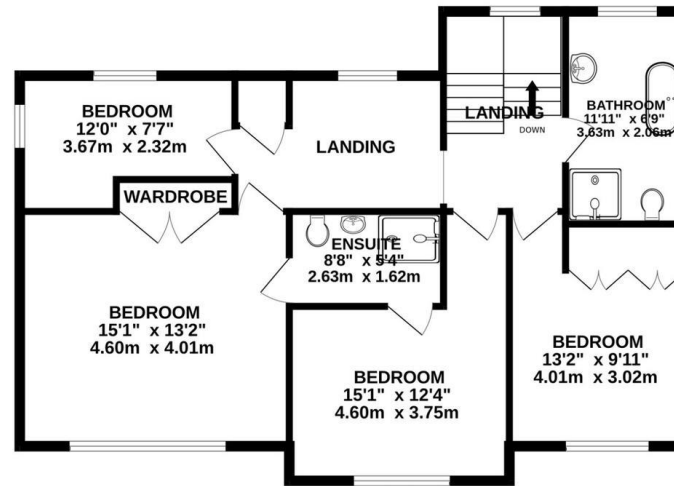
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



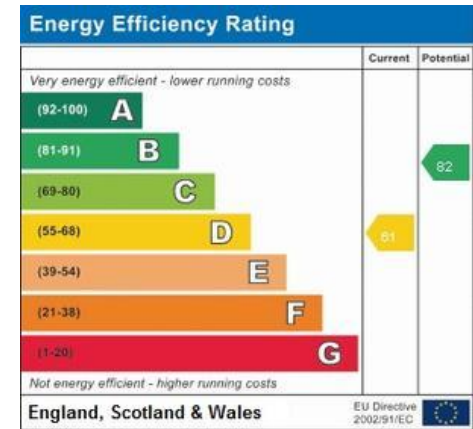
1ST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



12 ASHBY ROAD EAST

TOTAL FLOOR AREA : 2014 sq.ft. (187.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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