



Peveril Road | Ashby Magna | Lutterworth | LE17 5NQ

Guide price £300,000



KINGSWAY
ESTATE AGENTS

Key features

- Completely renovated throughout
- Garage & Parking to the rear
- Landscaped rear garden
- Superb open plan Kitchen/Dining Room
- EPC Rating: D

Description

An immaculately presented and extended period home situated within the highly sought-after village of Ashby Magna. The property boasts a large rear garden with a garage and off-road parking which is accessed from Old Forge Road.

The property has undergone a complete renovation including a new kitchen and bathroom.

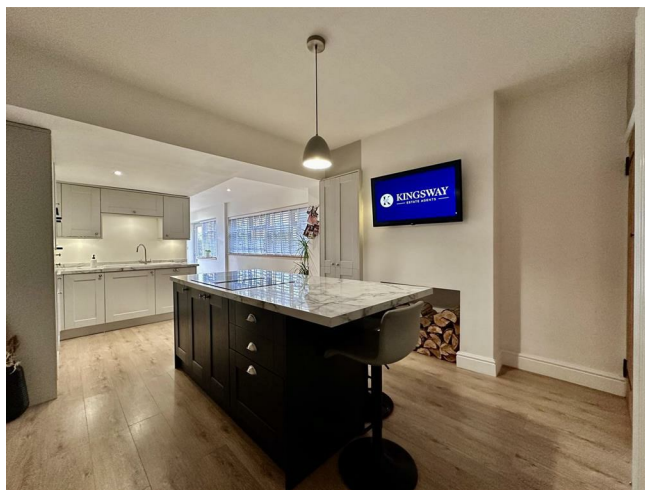
Ashby Magna is a picturesque village in south Leicestershire, surrounded by beautiful countryside, with the villages of Willoughby Waterleys, Peatling Parva, Peatling Magna, and Gilmorton being in close proximity. There is a serviced bus route and well-established links to the M11/M69. There is also easy access to the city of Leicester and the nearby towns of Lutterworth, Rugby, and Market Harborough. Lutterworth is the closest town and provides a good array of everyday amenities including a leisure centre, an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons and Waitrose.

There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn. The schooling in Lutterworth is very popular and the property is located within close distance of a number of highly regarded schools including Lutterworth College and Lutterworth High School.

Further primary schooling is available in Dunton Bassett, Gilmorton, Ullesthorpe and Claybrooke Parva and secondary schooling in Broughton Astley and Countesthorpe. There is also an impressive range of state and private schooling available in Rugby including Lawrence Sheriff school for boys, Rugby High school for girls and the world-famous Rugby School.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: D



Living Room

12'0" x 11'2"

Kitching Area

18'4" x 12'0"

Dining Area

10'9" x 9'3"

Utility/WC

6'5" x 3'7"

Master Bedroom

11'10" x 10'2"

En-Suite

6'3" x 7'10"

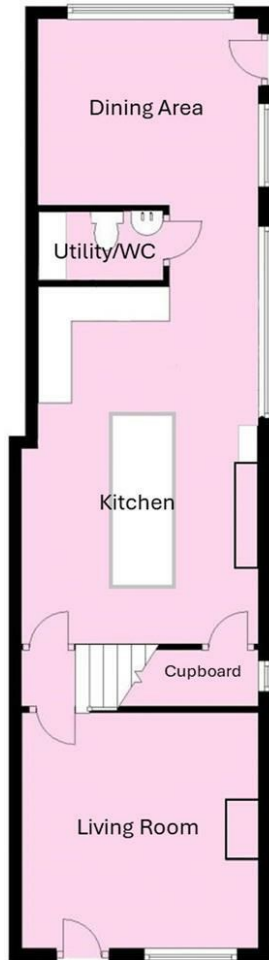
Bedroom Two

11'2" x 12'0"

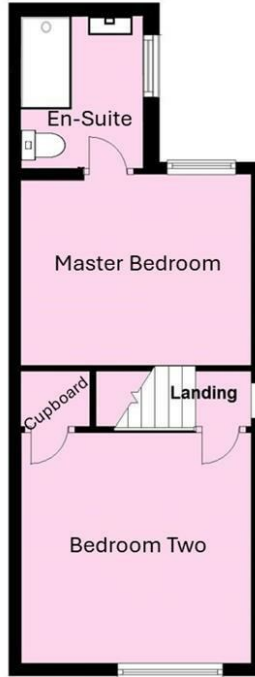








Total Floor Area: 85 sq.m. (914.9 sq.ft) Approx
The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



Living Room
3.66m x 3.42m
12'0" x 11'2"

Kitchen Area
5.60m x 3.66m
18'4" x 12'0"

Dining Area
3.29m x 2.83m
10'9" x 9'3"

Utility/WC
1.98m x 1.11m
6'5" x 3'7"

Master Bedroom
3.63m x 3.10m
11'10" x 10'2"

En-Suite
1.91m x 2.39m
6'3" x 7'10"

Bedroom Two
3.41m x 3.67m
11'2" x 12'0"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	