



Connells

Ashby House Laurel Fields
Claybrooke Magna Lutterworth



Property Description

Connells are proud to present this beautifully presented five-bedroom detached family residence situated in a highly popular village location. The property has been much improved by the current owners and can be found in excellent decorative order throughout. The property is accessible via a private road.

The accommodation comprises entrance hallway, cloakroom, spacious lounge, open plan kitchen/diner, garden room, five good size bedrooms, two en-suites and a family bathroom. There is also ample off road parking to the front of the property giving access to a double garage with remote controlled electric garage door, light and power connected. To the rear of the property there is a beautifully presented rear garden with a decking area leading to mainly laid to lawn gardens with mature borders.

Entrance Hallway

Having door to the front with canopied porch entrance, natural limestone floor, stairs rising to the first floor and access into the accommodation.

Lounge

Having UPVC double glazed bay window to the front elevation, UPVC bifold doors opening onto the rear garden, TV point, radiator and inset log burner.

Cloakroom

Comprising low level WC and wash handbasin, with UPVC double glazed obscure window to the side.

Open Plan Kitchen / Diner

Having natural limestone floor flowing through to the front door, UPVC French doors opening onto the rear garden, ample dining space, built in wall and base units with contrasting roll-top work surfaces, inset sink and drainer with mixer tap, built in double Range cooker with extractor over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine and two UPVC double glazed windows to the rear and side elevations. Door leading through to the conservatory/garden room.

Garden Room

Having two sets of French doors, one leading out to the rear garden and the other leading to the side garden.

To The First Floor

Landing

Giving access to the accommodation.

Bedroom 1

There is a TV point, radiator, built in storage,

French doors opening onto a Juliet balcony and access into the en-suite.

En-Suite 1

Comprising low level WC, wash handbasin and bath with shower over, with a built in mirror.

Bedroom 2

Having UPVC double glazed window to the front elevation, built in storage and radiator. Access into en-suite.

En-Suite 2

Comprising low level WC, wash handbasin and shower cubicle.

Bedroom 3

Having UPVC double glazed window to the rear elevation, built in storage, radiator and TV point.

Bedroom 4

Having UPVC double glazed window to the rear elevation, built in storage, radiator and TV point.

Bedroom 5

Having built in storage, radiator and UPVC double glazed window to the front elevation.

Family Bathroom

Comprising low level WC, bath with mixer taps, fully enclosed double tray shower cubicle and wash handbasin with vanity cupboard and chrome heated ladder towel rail.

To The Outside

To the front of the property there is a private road leading to the property which gives ample off road parking, a double garage with remote controlled electric garage door and light and power connected and gated side access leading to the side where there is a timber built workshop/home office. Also a large space that would appeal to anyone with a caravan, motorhome or works van to park securely out of sight behind gates,

There is a beautifully presented rear garden with a decking area leading to a mainly laid to lawn garden with mature borders and views to the parkland to the rear.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold



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