

PEATLING GRANGE

ASHBY MAGNA, LUTTERWORTH





This immaculate, modern detached family home with refitted open plan kitchen/diner and four bedrooms, tucked away in a quiet cul-de-sac on the edge of this sought after south Leicestershire village would suit both downsizers and growing families alike.

Modern detached family home • Immaculately presented • Four bedrooms • Re-fitted open plan kitchen/diner • Sitting room • Utility room & guest cloakroom • En suite & family bathroom • Integral garage & off-road parking • Landscaped garden • Sought after village

Accommodation

A welcoming hall greets you as you step inside this refurbished home. Tucked under the stairs you will find the guest cloakroom with contemporary suite. The sitting room feels bright and spacious, yet cosy with a living flame gas fire providing a focal point to relax in front of while glazed doors lead through to the dining area beyond. The open plan kitchen/diner has been re-configured and refitted with an extensive range of sleek, contemporary units providing ample storage with stone preparation surfaces. Integrated appliances include a Neff double oven and further Neff combi-oven with microwave function, a venting induction hob, dishwasher and fridge-freezer. Integrated lighting adds to the luxurious feel of this stunning kitchen. The utility room is equipped with a further range of fitted units and stone worktops with a sink, drainer, plumbing for a washing machine and further white appliance space. Doors lead to both the garden at the rear and through into the integral garage.

Upstairs the master bedroom features fitted wardrobes and an en suite shower room with a contemporary suite comprising shower cubicle, WC and wash hand basin. There are three further bedrooms two of which with fitted wardrobes. The family bathroom features a full suite comprising bath, separate shower cubicle, WC and wash hand basin set within a vanity unit.

Outside

A blocked paved driveway provides off-road parking, bordered by a small lawn. The rear garden has been landscaped to provide an extensive paved patio terrace. Steps up within a low-level retaining brick wall lead to the lawn which is flanked by mature bedding borders.

Location

Ashby Magna is a lovely small village in the Harborough district of Leicestershire. Excellent primary schooling is available nearby at Gilmorton Chandler C of E Primary School, with a school bus running between the village and Ashby Magna. To the south the market town of Lutterworth provides a good array of everyday amenities including a leisure centre, and secondary schooling. The city of Leicester is to the north and provides a comprehensive range of shopping, leisure and commercial facilities.

Local Authority: Harborough District Council, **Tax Band:** E

Tenure: Freehold. Private road (not exercised during ownership & no maintenance required).

Conservation Area: No.

Rights of Way/Covenants: Adjoining properties access to drain pipes, cables & conduits.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, 73mbps

Flooding issues in the last 5 years: None our Clients are Aware of

Accessibility: Two-storey property, no accessibility modifications made.

Chancel repair liability : Potential obligation to Parish Church to contribute towards the costs of repair to the area of the church defined as the Chancel.

Planning issues: None our Clients are Aware of











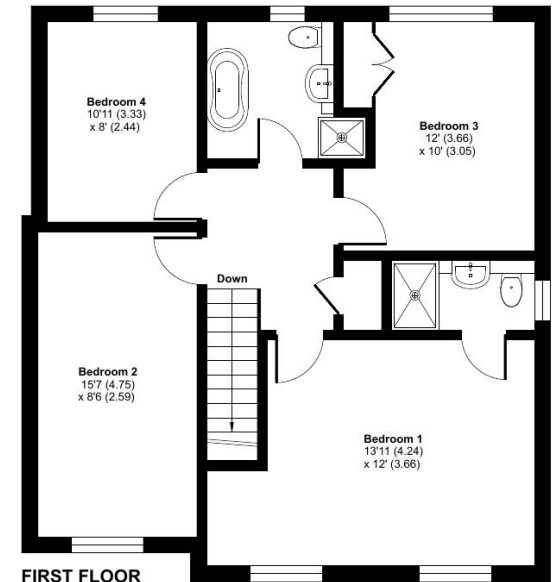
Peatling Grange, Ashby Magna, Lutterworth, LE17

Approximate Area = 1287 sq ft / 119.5 sq m

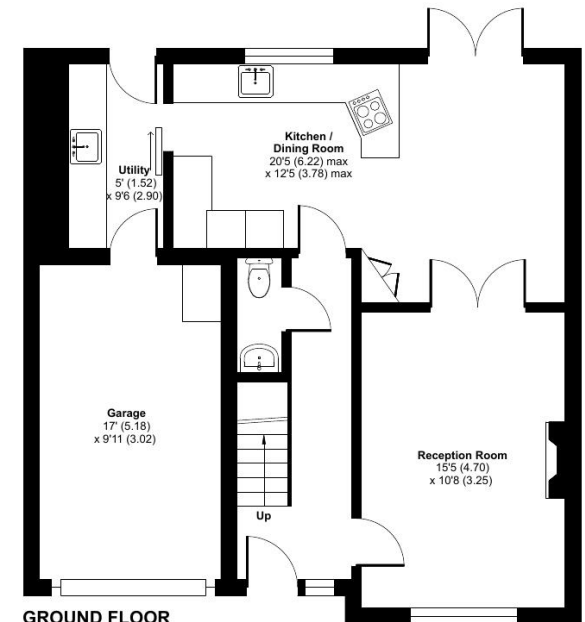
Garage = 157 sq ft / 14.5 sq m

Total = 1444 sq ft / 134 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	86
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for James Sellicks Estate Agents. REF: 1184888

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

