

# JAMES SELICKS

PEATLING GRANGE

ASHBY MAGNA, LUTTERWORTH  
LEICESTERSHIRE LE17 5QU

GUIDE PRICE £675,000





Positioned on the edge of the charming village of Ashby Magna, this stunning, modern detached home offers spacious, immaculately presented accommodation including a high specification kitchen, five bedrooms and three bathrooms over three floors with far-reaching views to the front.

Storm porch • cloakroom • entrance hall • sitting room • superb dining kitchen • utility room • first floor master bedroom • dressing area • en-suite • three further bedrooms • bathroom • second floor bedroom five • bathroom • driveway • double garage • south-facing rear gardens • uPVC double glazed leaded windows • central vacuum system • EPC - C

#### Accommodation

A storm porch and a smart Hormann front door lead into an elegant and bright reception hall with wooden flooring, housing the return staircase to the first floor and a cloakroom with a two piece suite. The sitting room is spacious yet cosy, with a window to the front, a feature fireplace surround with an inset living flame gas fire, wooden flooring and double doors to a lovely snug with wooden flooring and French doors onto the rear patio and garden beyond.

The contemporary 'L' shaped dining kitchen is simply stunning, the vibrant heart of this home, the specification is second to none, with two windows to the rear and an excellent range of base level units with under unit lighting, carousel units, soft-closing drawers and a wine rack, ample quartz preparation surfaces and upstands, an undermounted stainless steel sink and drainer unit with mixer tap over. Integrated Meile appliances include an oven and further steam oven, induction hob, warming drawer, coffee machine and dishwasher; there is space for an American style fridge-freezer and a built-in pantry cupboard housing space for a microwave and toaster, with solid wood pull-out drawers either side. There is ample space for a dining table, adjacent to the French doors leading onto the rear patio entertaining area. A utility room with an understairs storage cupboard and a door to the side provides a range of eye and base level units, worktops and a stainless steel sink and drainer unit, plumbing for an automatic washing machine and access to the garage.

The first floor landing houses an airing cupboard and the staircase to second floor. The master bedroom has two windows to the front elevation affording fantastic countryside views, an excellent range of built-in wardrobes, a dressing area with a window to the front and an en-suite shower room with a glazed double shower enclosure, a wash hand basin with cupboards under and a mirror over, and an enclosed WC, a heated chrome towel rail, an opaque glazed window to the side, part tiled walls and tiled floor. Bedroom two has a window to the front and an excellent range of built-in wardrobes. Bedroom three has a good range of built-in wardrobes and a window to the rear. Bedroom four is currently used as a first floor sitting room and has built-in wardrobes and a window to the rear overlooking the garden. The bathroom has an opaque glazed window to the rear, a glazed double shower enclosure, a wash hand basin with cupboards under and a mirror over with light, an enclosed WC, chrome heated chrome towel rail, part tiled walls and tiled floor.

The second floor landing has a Velux to the rear and eaves storage. Bedroom five is a large space, flooded with natural light by virtue of Velux rooflights to the front and rear, a range of built-in wardrobes and drawers, inset ceiling spotlights and roof storage leading to the attic space. The accommodation is completed by a large bathroom, with Velux rooflights, a panelled bath, glazed shower cubicle, a circular ceramic wash hand basin on an oak plinth with drawer beneath, feature mixer tap and mirror over with light, low flush WC, electric shaver point, heated chrome towel rail, part tiled walls and tiled floor.











### Outside

To the front is a small lawned frontage and a block paved driveway providing car standing and access to a double garage with a Hormann up and over electric garage door, power and lights and a further Hormann door to the utility room. Gated access both sides leads to pretty, rear landscaped south-facing gardens with paved patio entertaining areas, a shaped lawn with stepping stone path, raised flowerbeds and majority walled boundaries.

### Location

This is a lovely small village in the Harborough district. Excellent primary schooling is available nearby at Gilmorton Chandler C of E Primary, with a school bus connection. 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.

**Tenure:** Freehold. **Local Authority:** Harborough District Council, **Tax Band:** F  
**Listed Status:** None. **Conservation Area:** None.

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

**Broadband delivered to the property:** Fibre, 44mbps.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** Three-storey property, no accessibility modifications made.

**Planning issues:** None our Clients are aware of.

**Please Note:** An ad-hoc agreement exists between residents to contribute a percentage towards any maintenance works required to the road.



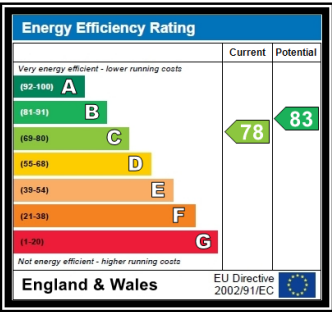
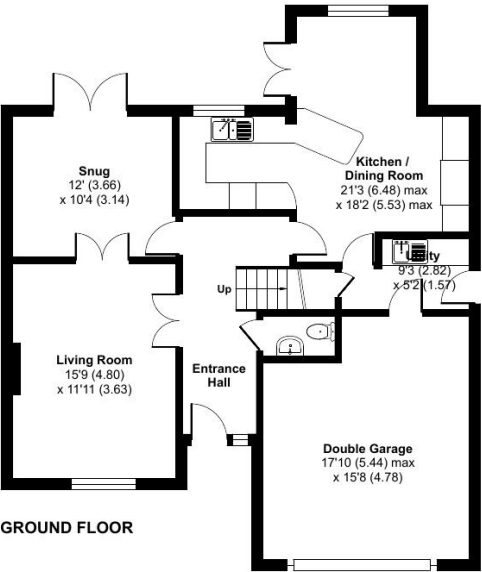
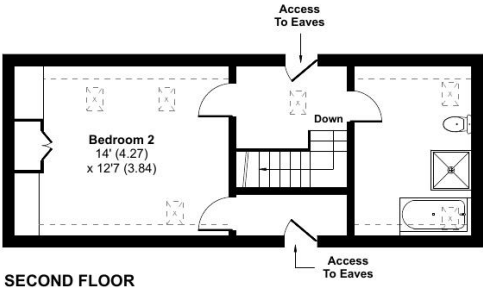
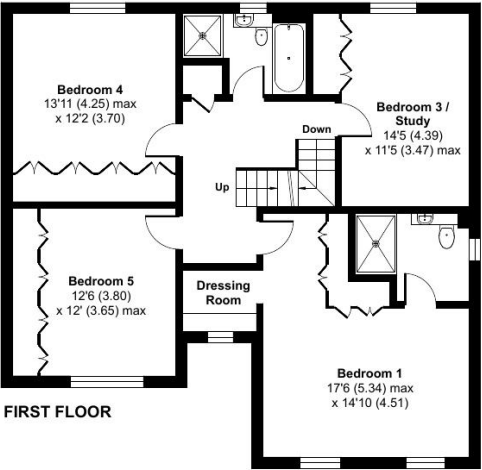






Peatling Grange, Ashby Magna, Lutterworth, LE17

Approximate Area = 2094 sq ft / 194.5 sq m  
Limited Use Area(s) = 40 sq ft / 3.7 sq m  
Garage = 250 sq ft / 23.2 sq m  
Total = 2384 sq ft / 221.4 sq m  
For identification only - Not to scale









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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.

