



6 Pottery Lane, Lount, Leicestershire, LE65 1SN

HOWKINS &
HARRISON

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Lount,
Leicestershire, LE65 1SN

OIEO: £450,000

Located in the popular Hamlet of Lount close to excellent commuter links is this well presented double fronted detached family home. Constructed in 2013, boasting just under 1500sqft of generous, modern internal accommodation, in brief comprising, hallway with cloakroom WC off, three reception rooms, spacious rear kitchen/diner with utility room. To the first floor there are four bedrooms and a family bathroom and an en-suite to the main bedroom.

Externally the property benefits from a walled, private garden, detached double garage and secure electrically operated gated parking. Viewing is highly recommended.

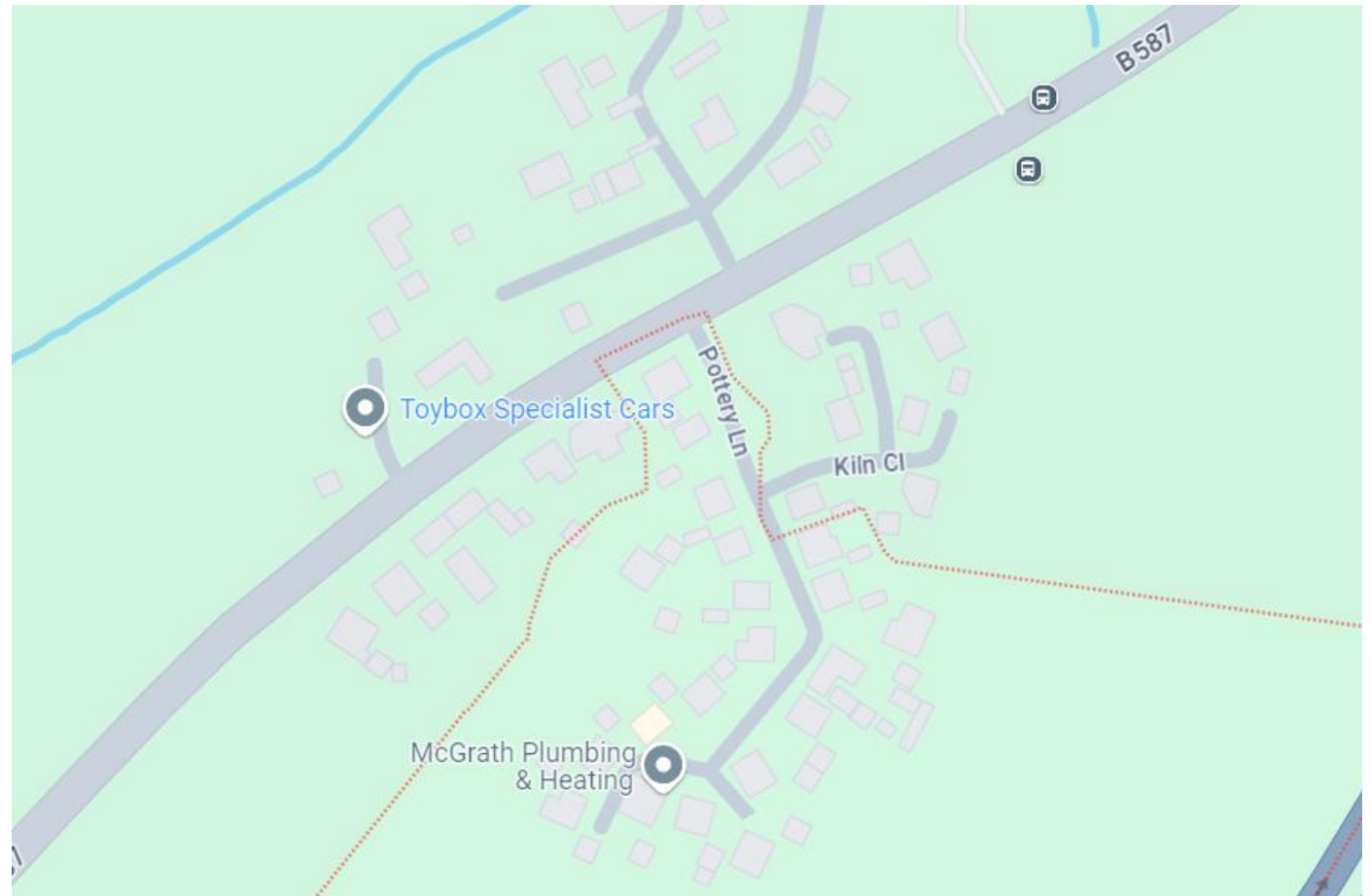
Features

- Detached family home with approx. 1500sqft accommodation
- Superb ready to move into condition
- Hallway, WC and three reception rooms
- Spacious kitchen/diner to the rear
- Four bedrooms and family bathroom
- Private walled rear garden
- Double garage plus ample off road parking



Location

The hamlet of Lount is located approximately two miles north east of the popular market town of Ashby de la Zouch, offering an extensive range of local amenities and facilities and south of the South Derbyshire town of Melbourne. This popular residential hamlet is located off the A42 dual carriageway, ideal for commuters with available road links close by and within walking distance of Staunton Harold Hall with its boutique shops, gardens, grounds and forest walks. The hamlet boasts a popular public house with nearby footpaths into Staunton Harold woodland and parkland, ideal for dog walkers and country lovers alike.



Accommodation Details - Ground Floor

The canopied front door opens into a generous size hallway with staircase rising to the first floor and door to a cloakroom WC. Off to the right is a study/playroom with window to the front elevation and a further door leads to a dual aspect lounge with windows to the side and rear elevations. To the left of the hallway with a window to the front elevation is a separate snug and to the rear of the property is a light and airy 17ft kitchen/dining room. This modern space boasts a range of high gloss eye level and base units with ample preparation surfaces and a range of integrated appliances. There are two sky light windows, two windows to the rear and from the dining area, French door open onto the paved patio and garden. Finally to complete the ground floor is a useful utility room with door to side access.

First Floor

A straight flight staircase rises to the first floor landing with doors leading off to four generous size bedrooms, two with built in wardrobes. The master bedroom also has the benefit of its own en-suite shower room. The three piece family bathroom services the other three bedrooms.





Outside

Externally the property has a bordering hedgerow to the front occupies a pleasant position with a walled rear garden mainly laid to lawn with a paved patio. .

To the rear there are electrically operated gates providing access to a driveway providing parking with an EV charging point and a detached double garage.



A super family home set in a desirable location with excellent commuter and transport links nearby.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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