



Morgan Fields, Boundary Lane, Boundary, Derbyshire, DE11 7BP

HOWKINS &
HARRISON

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Boundary Lane, Boundary,
Derbyshire, DE11 7BP

Offers in excess of:- £800,000

Situated within a unique, select and highly individual development in the semi-rural setting. ideal for commuting and local market town facilities.

Morgan Fields is an individual, newly built property having been finished to an exceptional standard. Boasting over 2,500 sqft of living accommodation, in brief comprising:- 'L' shaped hallway, WC, 21ft sitting room with bi-folding doors, an impressive open plan kitchen/dining room, utility, separate study, boot/cloakroom and a games room or bedroom four complete with an en-suite shower room and walk in storage space. To the first floor there are three double bedrooms and a four piece luxury bathroom. The principle bedroom benefits from a walk in wardrobe and its own en-suite shower room.

Externally there is ample off road parking including an EC charge point as well as a landscaped rear gardens with open views of the surrounding countryside and farm land.



Location

Boundary is a village in South Derbyshire approximately 2 miles east of Swadlincote and approximately 3 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links via the A42 dual carriageway to East Midlands conurbations and beyond. This semi-rural location offers a range of amenities within one mile of the property, including local mini-supermarket, schools, Post Office and village hall/sports facilities. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest centre at Moira close by. Road links via the A42 also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Tamworth and East Midlands Parkway. This property is within the catchment area of all Ashby de la Zouch schools.



Accommodation Details - Ground Floor

From the front elevation a canopied doorway leads directly into the entrance hall with cloakroom WC off and access into all of the ground floor living accommodation. Dominating the left hand side is a spacious 21ft sitting room with bi-folding doors opening to the rear and a versatile room that could easily be a fourth bedroom with its own en suite and walk in storage or games room/study. Double doors lead off to the right of the hallway into an impressive, large open plan living/dining/kitchen with a vaulted ceiling and bi-folding doors opening onto the rear garden offering offer views of the surrounding countryside. To complete you will also find a matching utility and plant room alongside a third reception room/study and separate boot room with door to outside.

First Floor

The staircase rises from within the entrance hallway onto the first floor landing. Doors lead off presenting access into three bedrooms and a luxury fitted four piece family bathroom. The principal bedroom to the rear has dual aspect windows, a large walk in wardrobe as well as its own en suite shower room. Bedrooms two and three are located to the front of the property and are both sizeable doubles.

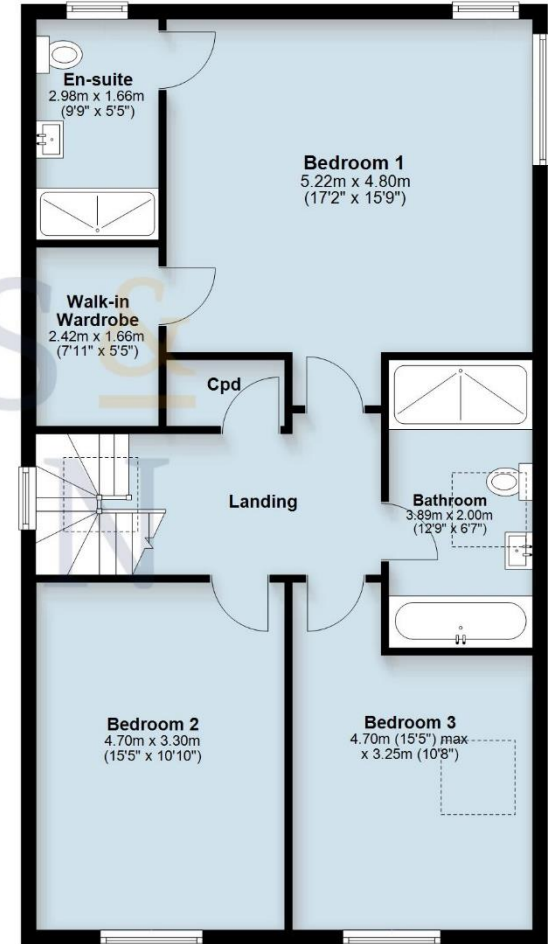
Ground Floor

Approx. 153.5 sq. metres (1652.8 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.3 sq. feet)



Total area: approx. 235.2 sq. metres (2532.1 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.



Outside

The property is approached through electrically operated gates and private access roads to the courtyard setting which has a designated visitors parking area. The property itself stands out with its impressive cedar cladding and slate roof. Further off road parking in the form of a double width driveway, gated access to the side allows entry into an enclosed rear garden, which is mainly laid to lawn with a good size patio area ideal for entertaining.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Individual home completed to an exceptional standard
- 2,500 sqft of versatile living accommodation
- Generous open plan living family kitchen
- Principal bedroom with walk in wardrobe & en suite
- Electrically operated gated entrance
- Landscaped rear garden with countryside views
- Select location ideal for commuters





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

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. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not yet connected to the property.

Local Authority

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

Council Tax

Band - TBC

Energy Rating - TBC



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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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