



Ashby Road

Stapleton

- Individually designed new home
- Executive gated development
- Impressive open plan living space
- Two reception rooms plus games room
- Five double bedrooms, four bathrooms
- Generous plot with open countryside views
- High spec home with air source heating
- EPC to be confirmed / Council Tax to be confirmed / Freehold

General Description

The Huntingtons is a rare and special development of five luxury residences located on the outskirts of the popular village of Stapleton. Due for completion November 2024, these four new homes and one completely renovated and extended six bed family home are under construction through the local and well known TMorris Builders Ltd.

All plots boasting exceptional views, and have been carefully planned with every detail in mind, to be finished to an exacting and first-class standard using the highest quality build materials and specification to include bespoke kitchens with quartz worktops and Bosch appliances, aluminium doors, tiled flooring with underfloor heating to the ground floor and fully tiled bathrooms with simply bathroom sanitary ware.

Location

The property is located in the village of Stapleton, just 4 miles south of historic Market Bosworth. The area is well connected with excellent transport links and within a short distance are a choice of exceptional independent and state schooling options. There is a train service from nearby Nuneaton to London Euston taking from 1 hour, and by car, the M1, M42 and M69 are easily accessible.



Accommodation Summary

This plot has one of the most interesting design within the development, focused entirely around taking advantage of the setting that surrounds this rural development. With five bedrooms and four bathrooms this property boasts kerb appeal in abundance.

Accessed via large entrance hall, as you enter expect to find circa 2,500 sq ft of internal accommodation with two reception rooms with the main living room boasting a unique glazed window with views over neighbouring farmland and the other perfect for a neat and tidy home office. Beyond is a WC, utility room and a set of double doors from the hall into another impressive four zoned kitchen, dining, living and snug area with two sets of doors out onto the garden. The first floor comprise; five bedrooms, all doubles with with three en suite facilities, alongside the family bathroom. The property also offers a detached double garage with annex above.

A few impressive features of "The Huntingtons" design throughout its properties is their feature window seats which are present here in bedrooms two and three and their incredible entrance halls with full height glazing maximising the views on offer within this development.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold

Services

We are advised that mains electricity, water, and drainage are connected.

The property is serviced by air source heat pump.

Local Authority

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Measurements

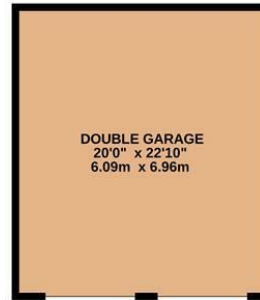
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Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



GROUND FLOOR
1678 sq.ft. (155.9 sq.m.) approx.



1ST FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



TOTAL FLOOR AREA: 2920 sq.ft. (271.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

Alexanders

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Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.