



The Cottage, 17 Leire Lane, Ashby Parva, Lutterworth LE17 5HR

HOWKINS &
HARRISON

The Cottage,
17 Leire Lane, Ashby Parva
Lutterworth, LE17 5HR

Guide Price: £690,000

A four double bedroom character property situated on the edge of the village of Ashby Parva. Offering spacious internal accommodation, ample off road parking, double garage, five acres of paddock land with three stables and views over open countryside to the rear. Offered for sale with no upward chain.

Features

- Five acres of paddock land and stables
- Four double bedrooms
- Three reception rooms
- Master bedroom with ensuite and Juliet balcony
- Off road parking and double garage
- Countryside views
- Large Kitchen diner
- UPVC double glazing
- Private garden



Location

Ashby Parva is situated west of the district with Lutterworth approx. 3 miles away, along with the nearby villages of Ullesthorpe, Leire, and Bitteswell. The village benefits from a public house, a village hall for community events, and the new Midlands Roller Arena which is used for League Roller Hockey. Motorway access is easily available with the M1 (junction 19) only 3 miles away in Lutterworth. There is also a direct, fast service to London Euston, taking only 50 minutes, from Rugby Station, approx. 10 miles away.



Accommodation Details - Ground Floor

The front door opens into the hallway with doors leading through to the kitchen, snug, study and sitting room with a large storage cupboard for coats and shoes. The snug has an open fire with a brick built hearth, the study is opposite with views to the front of the property and the kitchen and sitting room are accessed via the hallway. The sitting room has large glass sliding doors to the rear of the property making the most of the views over the countryside beyond, with a built in gas fire, tiled hearth with wooden surround and a door to the staircase rising to the first floor. A large kitchen diner also with views to the rear and sliding glass doors offers ample fitted units with a built in gas and electric range cooker and further appliance space. A cloakroom WC completes the ground floor accommodation.

First Floor

With staircase access from the sitting room, the first floor comprises of four double bedrooms and a modern white family bathroom, fitted with a "P" shaped bath with shower over and shower screen, a vanity unit with an inset wash hand basin, heated towel rail and a WC. The master bedroom has double doors onto a Juliet balcony, doorway to an ensuite shower room comprising of a corner shower cubicle with a waterfall shower head, heated towel rail, WC and wash hand basin.





Outside & Paddocks

The property has a part block paved driveway leading to gravelled parking for several vehicles and a double garage. The front garden has been landscaped providing a low maintenance garden with mature shrubs and flowers. The majority of the garden is set to the side of the property with a decked patio to the rear. The paddocks can be accessed via the garden with a pathway through a five bar gate opening onto concrete hardstanding with three stables and access to a pond and five acres of paddock land. There are three further access points via gates from the road, the bottom paddock has its own access along with water supply.



Superb village location, site totaling
5.13 acres.

Viewing highly recommended.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01788 564666

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

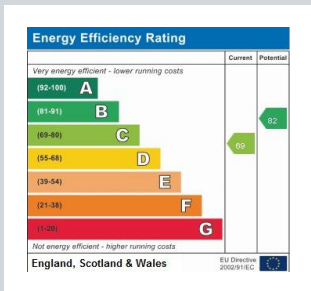
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council. Tel:01858-828282.

Council Tax

Band - E



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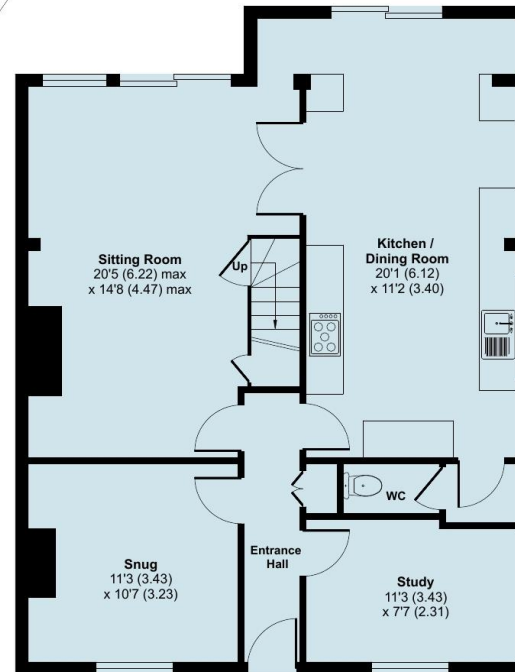
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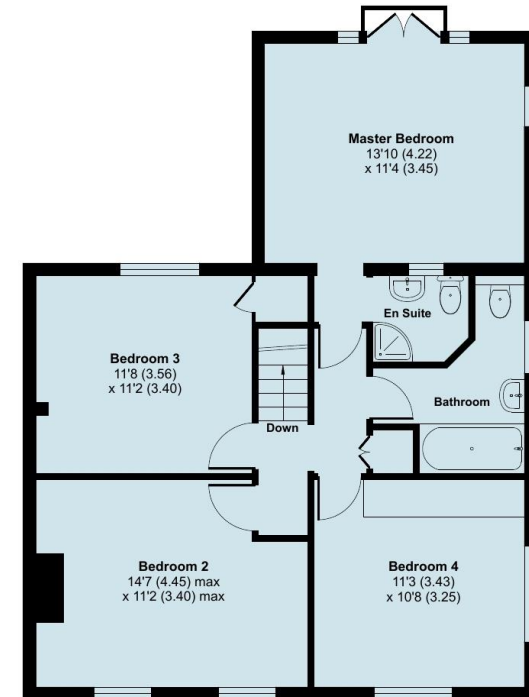
Leire Lane, Ashby Parva, Lutterworth, LE17

Approximate Area = 1627 sq ft / 151.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Howkins & Harrison. REF: 1091235

Very 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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