



Ashwood House, 4 Main Street, Ashby Parva,
Lutterworth, Leicestershire, LE17 5HS

HOWKINS &
HARRISON

Ashwood House,
4 Main Street, Ashby Parva,
Leicestershire, LE17 5HS

A beautifully presented five bedroom detached property with spacious accommodation set over two floors, located in the sought after Leicestershire village of Ashby Parva. The property further benefits from three bathrooms, two reception rooms and a block paved driveway leading to a double garage.

Features

- Five bedrooms, two with en-suites
- Family bathroom
- Kitchen/breakfast room
- Two reception rooms
- Brick-built fireplace with multi fuel burner
- Popular village location
- Block paved driveway
- Double garage with electric door
- Enclosed rear 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.



Ground Floor

Double UPVC doors provide access to a useful porch with recessed spotlights. Further double doors lead to the entrance hall, fitted wood effect flooring, with stairs rising to the first floor and doors leading to the ground floor accommodation including an understairs storage cupboard, along with a cloakroom with low level WC and wash hand basin. The sitting room overlooks the front aspect and features a cast iron multi fuel burner inset into a brick-built fireplace with oak mantle and marble hearth, which provides a welcoming focal point to the room. Double doors lead through to the dining room, with French doors providing access to the rear garden and a door through to the kitchen/breakfast room, which has dual aspect windows overlooking the rear garden. The kitchen is fitted with attractive tiling and a range of wall and base units with Corian work surfaces over. Appliances include a Neff four ring induction hob with extractor fan over, double Neff oven, wine fridge and dishwasher. From the kitchen, the utility room is accessed which has further complementing cabinets and Corian work surfaces, along with space and plumbing for a washing machine and tumble dryer. An obscure door leads to the side and rear of the property.





First Floor

A spacious galleried landing provides access to five bedrooms and the family bathroom. There are four double bedrooms, two of which benefit from their own en-suite shower rooms attached. The family bathroom comprises of a wash hand basin, heated towel radiator, low level WC, panelled bath with mixer tap, shower cubicle with hand held shower attachment and overhead shower, with tiling to the water sensitive areas.



Outside

The property is set back from main street and has a block paved drive for several vehicles in front of a double garage with electric door. The front garden is mainly laid to lawn and a side gate leads to the rear garden, which is enclosed by close board fencing with a paved patio area which runs across the rear of the property, providing an ideal space for outdoor dining and entertaining. Steps lead to a lawn area.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

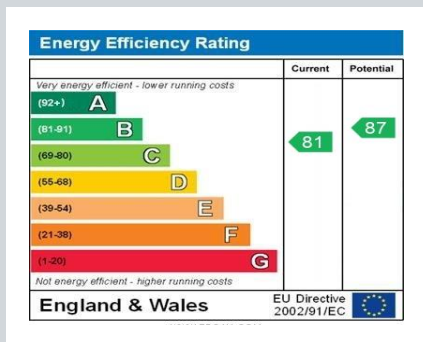
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – F.



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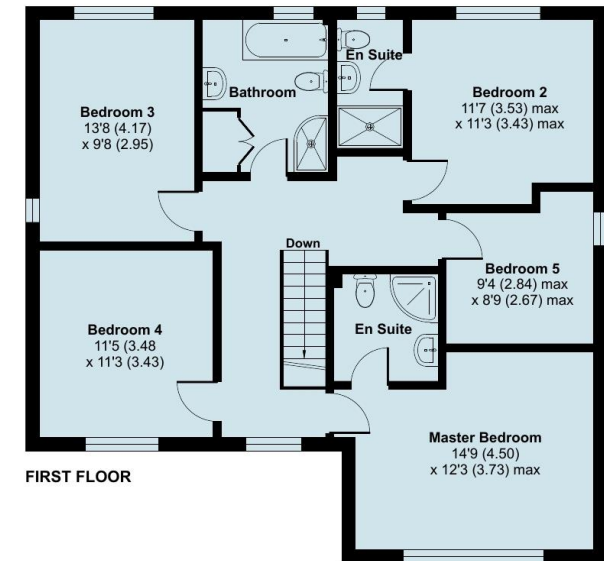
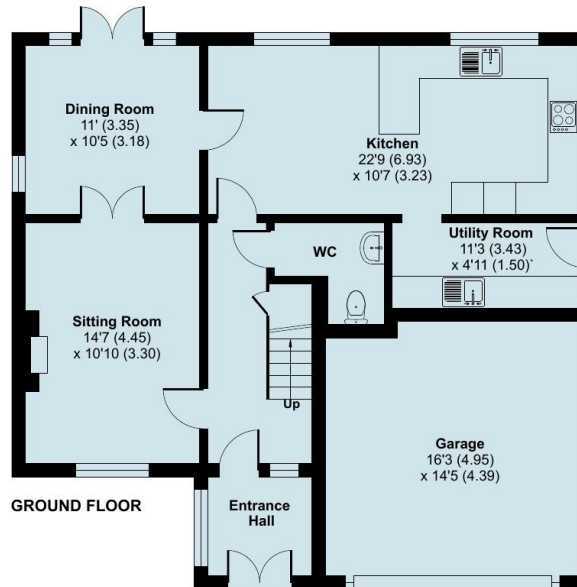
12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Main Street, Ashby Parva, Lutterworth, LE17

Approximate Area = 1787 sq ft / 166 sq m
Garage = 246 sq ft / 22.8 sq m
Total = 2033 sq ft / 188.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1226388

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