



11 Leire Lane, Ashby Parva, Lutterworth, Leicestershire, LE17 5HR

HOWKINS &
HARRISON

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Ashby Parva, Lutterworth,
Leicestershire, LE17 5HR

Guide Price: £390,000

This well-presented, four-bedroom semi-detached country cottage is located within a sought after village, boasting light and spacious reception rooms and idyllic countryside views.

Features

- Sought after village location
- Idyllic countryside views
- Off-road parking
- Three spacious reception rooms
- Bright sunroom
- Range in the kitchen
- Bifold doors from lounge to rear garden
- Built-in wardrobes and ensuite in master bedroom
- Single garage in rear garden
- EPC rating - E



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, garage showroom for new vehicles and servicing options, 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

Entry via composite front door into bright hallway with doors to kitchen, second reception room and stairs rising to the first floor, plus an understairs cupboard. The second reception room has double windows to the front aspect and the whole downstairs benefits from wood flooring. Further along the hallway there are double doors to the sunroom and a door to the bright lounge. This features a delightful bay window to the front aspect and bifold doors to the rear garden. The kitchen is spacious and features a delightful range as well as a selection of base and eye-level units with matching work surfaces over. There is a curved work surface leading to the sunroom, adding character and dividing the rooms. The sunroom and double patio doors look over the rear garden, creating a relaxing space.

First Floor

The stairs rising to the first floor split into two directions, with three bedrooms and the family bathroom to the left and the master bedroom to the right. The master bedroom features a huge amount built-in storage space, plus an ensuite with electric shower cubicle, heated towel rail, pedestal wash hand basin, and low level flush WC. The second bedroom is of a good size and benefits from beautiful views over the Leicestershire countryside. The third double bedroom benefits from built-in wardrobes. The fourth, single bedroom is currently used a study and makes the ideal home office space. The family bathroom consists of a bath with electric shower over, low-level flush WC, and a sink with inbuilt modern vanity unit.

Outside

The front garden has a block-paved driveway with space for off-road parking. The rear garden has been well landscaped and benefits from multiple seating areas, as well as spectacular views over the Leicestershire countryside. It also houses a single garage which would make the perfect workshop space.

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 01858 828282.
Council Tax Band – E

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



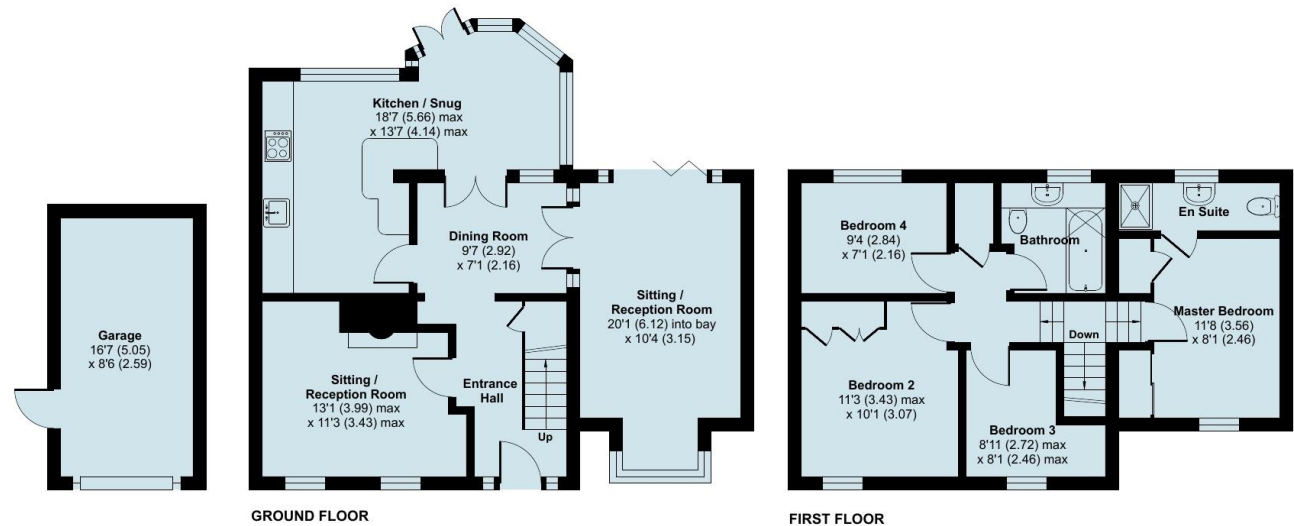
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Approximate Area = 1238 sq ft / 115 sq m

Garage = 141 sq ft / 13 sq m

Total = 1379 sq ft / 128.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Howkins & Harrison. REF: 951187

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