



Portland House, Main Street, Ashby Parva, Lutterworth, Leicestershire, LE17 5HS

HOWKINS &
HARRISON

Portland House, Main Street,
Ashby Parva, Lutterworth,
Leicestershire, LE17 5HS

Guide Price: £500,000

Nestled in the charming village of Ashby Parva, this exquisite five-bedroom detached family home offers a perfect blend of modern living and tranquil surroundings, located on an exclusive development within a peaceful cul-de-sac. Finished to a high specification, the property boasts five bedrooms, four of which are generous doubles and two benefit from their own en-suites. One of the standout features is the impressive orangery which overlooks the enclosed rear garden. This light-filled space is perfect for entertaining or simply enjoying the views of the outdoor area. The property also benefits from a double garage and ample off-road parking.

Features

- Highly desirable village location
- Five bedrooms, four of which are doubles
- Detached property
- High specification
- Oak panelled internal doors
- Two en-suites and a family bathroom
- Spacious living room
- Kitchen/diner
- Utility room
- Downstairs cloakroom
- Impressive Orangery
- Enclosed rear garden
- Double garage and off-road driveway parking



Location

Ashby Parva is a popular and very attractive village in the Harborough district of Leicestershire. It is located approximately 3 miles North West of Lutterworth which offers a good selection of shopping, public houses and restaurants. The village itself has a popular pub/restaurant 'The Holly Bush' and offers a very active social scene, based around St. Peter's Church and the village hall. There is also the Midlands Roller Arena which is used for league roller hockey and roller discos and parties. The property is well placed for the commuter, with easy access to the motorway and trunk road networks. In particular, junction 20 of the M1 is only a few miles away at Lutterworth and the A5 can be accessed at Magna Park, just over 4 miles away. In addition, a high speed rail service to London Euston taking just under 50 minutes is available from Rugby station which is approximately 10 miles away.



Ground Floor

Glazed double UPVC door open into a porch, which I turn leads through to a welcoming entrance hall, with stairs rising to the first floor and doors providing access to the ground floor accommodation, including a useful understairs storage cupboard and a downstairs cloakroom fitted with wash hand basin and WC. The spacious living room boasts dual aspect windows, affording plenty of natural light, with the focal point of the room being an attractive exposed brick-built fireplace with oak mantel. From here, a door leads to the kitchen/diner and double oak panelled doors lead to a wonderful orangery, complete with an impressive glass roof lantern and large, glazed sliding doors which open onto and provide views over the rear garden. There is wood effect tiling to the floor, tall column radiators and ceiling down lighting. The kitchen/diner is fitted with a modern range of grey shaker style base and eye level units, incorporating numerous cupboard and drawers, with complementary Quartz worksurfaces and inset sink. There is a double oven housing unit with cupboards above and below, with fitted appliances to include an electric oven and an induction hob with extractor fan, along with space for white goods. There is ample space for a dining table and chairs and attractive tiling to the floor. An opening to one side leads to a utility room with further cupboards and sink with drainer. A door gives access to the outside.



First Floor

The light and spacious first floor landing has doors to five well-proportioned bedrooms and the family bathroom. The master bedroom is located to the front aspect and includes its own en-suite fitted with a corner shower enclosure, wash hand basin and WC. Bedroom two is situated to the rear, also benefitting from an en-suite with double shower enclosure. There are three further good sized bedrooms. The family bathroom is fitted with a modern suite comprising of a panelled bath, separate shower enclosure, wash hand basin and WC and includes a large airing cupboard with double doors.

Outside

To the front of the property is a block paved driveway providing ample off-road parking in front of a double garage, to the side of which is a fore garden laid to lawn. Gated access to the side of the property leads to the rear garden, which is fully enclosed by timber fencing and is mainly laid to lawn. A paved patio area running the width of the property provides an ideal space for outdoor dining and entertaining.

Agents Note

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



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

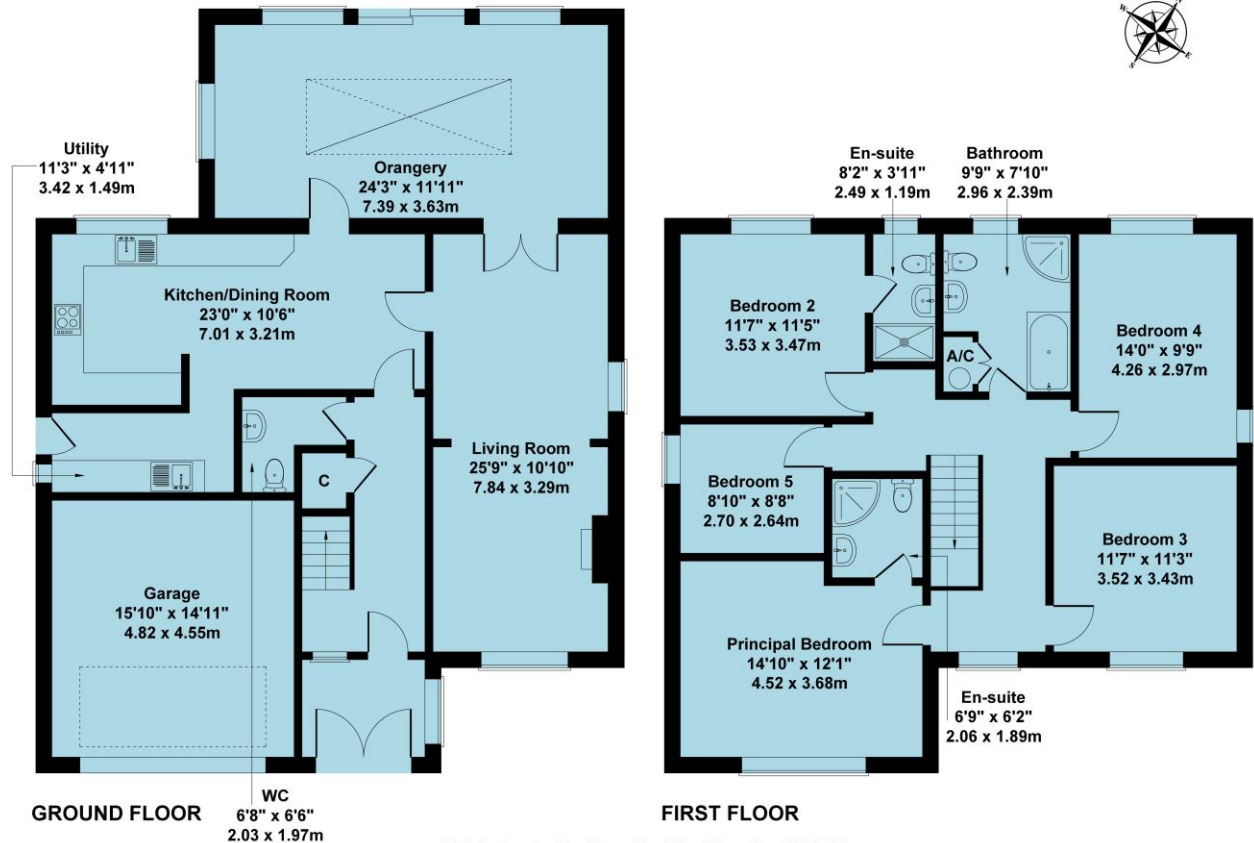
Harborough District Council Tel:01858-828282.
Council Tax Band – F.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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Approximate Gross Internal Area
2325 sq ft - 216 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Howkins & Harrison

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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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