



Woodside, Ashby-De-La-Zouch



5



3



2

Freehold

£485,000



Key Features

- Superb Five-Bedroomed Detached Family Home
- Stunning Two-Storey Extension to the Rear
- Spacious 30ft (9.2m) Living Kitchen + Utility Room
- Lounge and a Family Room
- Downstairs Cloakroom + Refitted Family Bathroom
- Master Bedroom with En Suite Shower Room
- EPC rating C





* STUNNING TWO-STOREY EXTENSION TO THE REAR WITH OPEN VIEWS! * This superb five-bedroomed detached family home (formerly with just three bedrooms) was extended to the rear adding two extra bedrooms, a larger lounge, a spacious living kitchen and an en suite shower room. The garden (which enjoys open countryside views) was also landscaped. A look inside now reveals: a canopied porch, entrance hall, L-shaped living kitchen with engineered oak flooring and Neff appliances, adjoining utility room, a lounge with patio doors overlooking the westerly-facing garden, family room (second reception room), downstairs cloakroom/w.c., four double bedrooms (the master bedroom with fitted wardrobes by Hammond and an en suite shower room), a fifth bedroom/office and a refitted bathroom with Travertine tiled walls and floor. There's an integral single garage and a driveway offering off-road parking for at least three cars. Internal inspection is enthusiastically recommended!

ACCOMMODATION

CANOPIED PORCH

With Terrazzo tiled flooring and an exterior wall light. A UPVC opaque leaded entrance door with leaded side panel opens into the:

RECEPTION HALLWAY

With engineered oak flooring flowing through to the living kitchen, central heating radiator, alarm keypad, understairs space, stairs rising to the first floor, and oak veneer doors to the family room and the living kitchen.

FAMILY ROOM / SECOND RECEPTION ROOM

4.72 max inc bay x 3.99

With a recessed fireplace space fitted with shelving, a central heating radiator, TV and satellite points and a square bay UPVC double glazed window to the front overlooking the front garden.

SUPERB SPACIOUS LIVING KITCHEN

9.30x 4.95 max

An L-shaped room - minimum width 7' 4"). Fitted with a range of contemporary-style base and drawer units and matching wall cupboards including a glass display cabinet. There's an inset one and a half bowl stainless steel sink with swan neck mixer tap and grooved granite drainer. An inset five-ring Neff gas hob with stainless steel splashback and stylish overhead extractor hood,

separate eye-level Neff built-in combo ovens (microwave/conventional and a conventional electric fan oven), an integral Neff dishwasher, space for an upright fridge/freezer, and a solid wood topped breakfast bar. Granite worksurfaces, engineered oak flooring throughout, two central heating radiators, telephone point and halogen ceiling lights. Dual-aspect UPVC double glazed windows to the side and rear, and two large Velux skylights. Full-width UPVC double glazed bi folding doors to the flagstone patio and rear garden. Oak veneer doors to the utility room and the lounge.

UTILITY ROOM

3.58x 1.75

Fitted with a base unit and matching wall cupboards. There's a stainless steel sink and drainer with mixer tap, spaces and plumbing for a washing machine and a condenser dryer. A Viessmann wall-mounted gas central heating boiler concealed in a cupboard, tiled floor, half-glazed side exit door, door to the integral garage and doors to a recessed cloaks' cupboard and the:

DOWNSTAIRS CLOAKROOM/W.C.

Comprising: a wall-hung wash hand basin and a dual-flush toilet. Central heating radiator, tiled floor and an extractor fan.

LOUNGE

5.49x 3.81

Accessed from the living kitchen. The focal point of this extended living room is the freestanding cast iron clearview multi-fuel stove resting on a stone hearth. A high ceiling to the far end featuring two Velux skylights, a central heating radiator and TV and telephone points. A UPVC double glazed side window, and French doors leading outside onto the flagstone paved patio and westerly-facing rear garden. Returning to the entrance hall, stairs rise to the:

FIRST FLOOR ACCOMMODATION

LANDING

With access to the loft storage space, a central heating radiator, airing cupboard housing the hot water cylinder and shelves for linen storage. An oval sunpipe in the ceiling providing natural daylight, and doors off to the five bedrooms and family bathroom.





MASTER BEDROOM ONE

3.96+ door recess x 3.81

A generous-sized principal bedroom with en suite shower room. Fitted with a superb range of bedroom furniture by Hammond including fitted wardrobes and a dressing table unit. (Drawer units not included). A central heating radiator, TV aerial point, recessed halogen ceiling lights, an opaque UPVC double glazed side window, and a further double glazed window to the rear enjoying commanding views over the westerly-facing landscaped garden and open countryside views beyond. A door to the adjoining:

EN-SUITE SHOWER ROOM

Comprising: a large walk-in tiled shower cubicle with mains shower and recessed tiled shelf, pedestal wash hand basin and a dual-flush toilet. Travertine tiled walls and floor, recessed halogen lights, an extractor fan and a UPVC double glazed opaque side window.

DOUBLE BEDROOM TWO

3.71x 2.62

With a central heating radiator and UPVC double glazed window overlooking the front garden.

DOUBLE BEDROOM THREE

3.58x 3.53

With a central heating radiator and UPVC double glazed front window.

DOUBLE BEDROOM FOUR

3.58x 2.67

With a central heating radiator and UPVC double glazed rear window with open views.

BEDROOM FIVE/OFFICE

2.62x 2.62

(Measurements include the built-in over-stairs corner cupboard). With a central heating radiator, corner cupboard and UPVC double glazed front window.

FAMILY BATHROOM

2.51x 1.65

Refitted and comprising: a panelled bath with tiled sides and wall-mounted chrome taps, a mains shower over with glazed shower screen, pedestal wash hand basin and a dual-flush toilet. A chrome ladder heated radiator, Travertine tiled walls and flooring, recessed halogen



ceiling lights, extractor fan and a UPVC double glazed opaque rear window.

OUTSIDE

FRONT GARDEN AND PARKING

The house stands back from the road behind a long driveway offering off-road parking for three to four cars, leading to the integral single garage. There's an EV charging point, to the side of the property are two external taps one of which is a hot water supply and access to the rear of the property through a side gate. There's a lawn, mature tree and a fir tree.

INTEGRAL GARAGE

5.03x 2.62

With twin timber hinged doors, power points and lighting. An internal courtesy door to the house.

LANDSCAPED REAR GARDEN

A good-sized landscaped westerly-facing rear garden which enjoys lovely sunsets and open countryside views. Accessed from both the lounge and the living kitchen, there's a flagstone paved patio with low brick-built retaining wall. Steps lead down to the extensive lawned area. Enclosed by timber fencing to the boundaries.

COUNCIL TAX BAND

The property is believed to be in council tax band: E

HOW TO GET THERE

Postcode for sat navs: LE65 2NJ

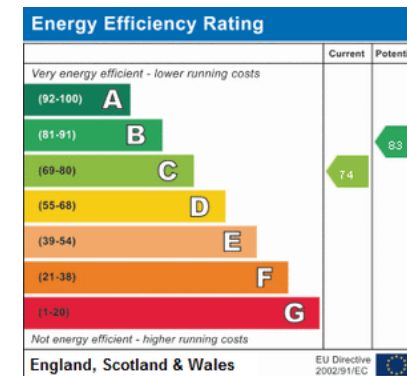
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Floorplan



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