



Ashby Road, Ticknall



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Freehold

£569,950



Key Features

- Four Bedroomed Detached Family Home
- Decorated To An Exceptionally High Standard
- Lounge With Feature Log Burner
- Fitted Kitchen/Diner With Adjoining Utility Room
- Separate Dining Room | W.C
- Master Bedroom With En Suite
- EPC rating D





CORNER COTTAGE Offering 1480 square feet, this stunning four-bedroom home in the heart of the beautiful village of Ticknall. As you enter the property, you will be greeted by a generous entrance hallway leading to a spacious lounge with plenty of natural light. The kitchen is modern and fully equipped with high-quality appliances, granite worktops, and an adjoining utility room. The dining room is next to the kitchen, making it the perfect space for entertaining guests. The house boasts four well-proportioned bedrooms with the master suite having an en suite shower room and wardrobe area. The bathroom is beautifully designed with a high quality finish making it the perfect place to relax. Outside, the property features lovely landscaped gardens perfect for enjoying the outdoors and entertaining guests. The property also benefits from a double garage and off-street parking. To book a viewing on this wonderful property please call and speak to a member of our helpful team!

THE LOCATION

TICKNALL, situated midway between the market towns of Melbourne and Ashby-de-la-Zouch, is a much sought after place to live. The village is a convenient base from which to enjoy many popular country pursuits including walking, horse riding, golf and fishing. The grounds to Calke Abbey and Park (owned by the National Trust) are within walking distance. There are several fine educational establishments in the area including Foremark and Repton schools. Ticknall also has a local pubs/restaurant. The property is within easy access of the A50, and the M1 and M42 motorways, and the East Midlands airport.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

A spacious entrance hall having a double glazed front door with matching side panel and windows. There is a Karndean floor, a radiator, built-in cloaks cupboard, an understairs storage cupboard, smoke detector, stairs to the first floor accommodation and oak doors to the ground floor rooms.

NATURALLY BRIGHT LOUNGE

The focal point of this room is the cast iron log burner set on a black slate hearth with a mantle over. A TV aerial point, a radiator, double glazed doors to the rear garden with matching side panel windows and a UPVC double glazed front window.

FITTED KITCHEN/DINER

Fitted with a range of base and drawer units with matching wall cupboards, granite worktops, an inset sink and drainer with a mixer tap over, an inset eye level electric double oven, a four ring induction hob and an extractor hood overhead. Other features include an integral fridge freezer and dishwasher, a cupboard housing the microwave, stone tiled flooring, tiled splashbacks, space for a dining table, a radiator, a door to the utility room and two UPVC double glazed side and rear windows.

UTILITY ROOM

There are units matching the kitchen, rolled edge worktops, an inset sink and drainer with a mixer tap over, tiled splashbacks, space and plumbing for two appliances, a wall mounted boiler, a built-in storage cupboard, stone tiled flooring and a door to the rear garden.

SEPARATE DINING ROOM

A wonderful space for formal dining with ample room for a six seater dining table and chairs. There is a radiator and a UPVC double glazed front window.

W.C.

Fitted with a dual flush toilet, a vanity wash hand basin with storage under, tiled flooring, tiled splashbacks and a UPVC double glazed opaque rear window.

FIRST FLOOR ACCOMMODATION





LANDING

With two built-in storage cupboards (one housing the immersion tank), a radiator, smoke detector, loft access hatch, oak doors to the bedrooms and bathroom and a UPVC double glazed front window.

MASTER BEDROOM

A generous master suite with built-in sliding door wardrobes, space for bedroom furniture, two radiators, a door to the en suite shower room and two UPVC double glazed front and rear windows overlooking the garden areas.

EN SUITE SHOWER ROOM

Comprising: a fully tiled shower cubicle with a rainforest shower overhead and wall mounted shower attachment, a wash hand basin with a mixer tap fitted to a vanity unit and a dual flush toilet. A chrome ladder towel rail, Karndean flooring, tiled splashbacks, an electric shaver point and a UPVC double glazed opaque rear window.

BEDROOM TWO

This good sized second bedroom has fitted sliding door wardrobes, a radiator and a UPVC double glazed window overlooking the front garden.

BEDROOM THREE

Another good sized bedroom with a radiator and a UPVC double glazed window overlooking the side garden.

BEDROOM FOUR

Having fitted sliding door wardrobes, a radiator and a UPVC double glazed rear window overlooking the rear garden.

STYLISH FAMILY BATHROOM

Comprising: a panelled bath with a wall mounted shower overhead, a wash hand basin with a chrome mixer tap fitted to a vanity unit and a dual flush toilet. A chrome ladder towel rail, tiled flooring, half tiled walls and a UPVC double glazed opaque rear window.



OUTSIDE

FRONT ELEVATION

The property is set back from the road behind a large lawn with decorative borders stocked full of mature plants and shrubs and a stone border wall. There are also hedge boundaries and a mature specimen tree.

OFF ROAD PARKING

There is off road parking for two cars on the block paved drive in front of the double garage which is accessed via a private road off Ashby Road. Block paving continues to a side gate giving access to the rear garden.

DOUBLE GARAGE

With power, lighting, loft storage a side courtesy door and two up and over front doors.

LANDSCAPED REAR GARDEN

The garden is beautifully landscaped with a wealth of features including a stone paved patio seating area. There is also a shaped lawn with decorative borders stocked full of mature plants and shrubs. Timber fenced and brick boundaries afford a high degree of privacy.

AND FINALLY...

COUNCIL TAX BAND

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

HOW TO GET THERE

Postcode for sat navs: DE73 7JJ

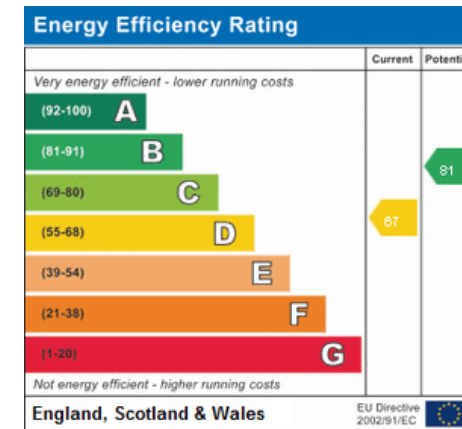
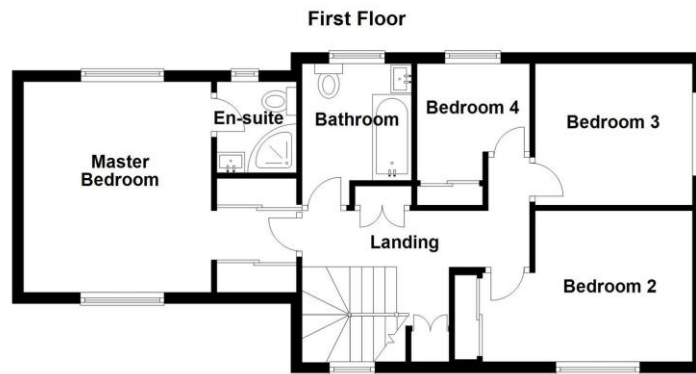
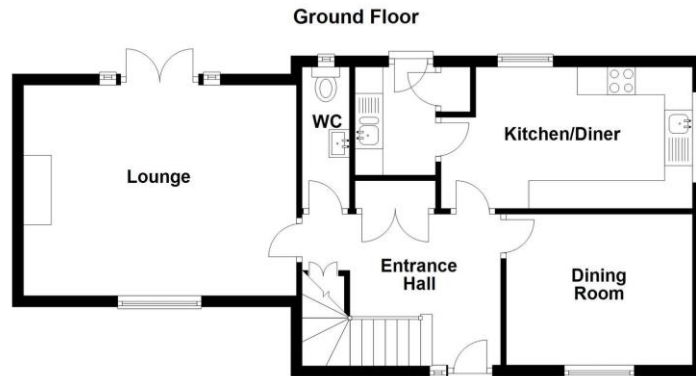
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Floorplan



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666
ashby@newtonfallowell.co.uk