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Main Road, Ashby Cum Fenby



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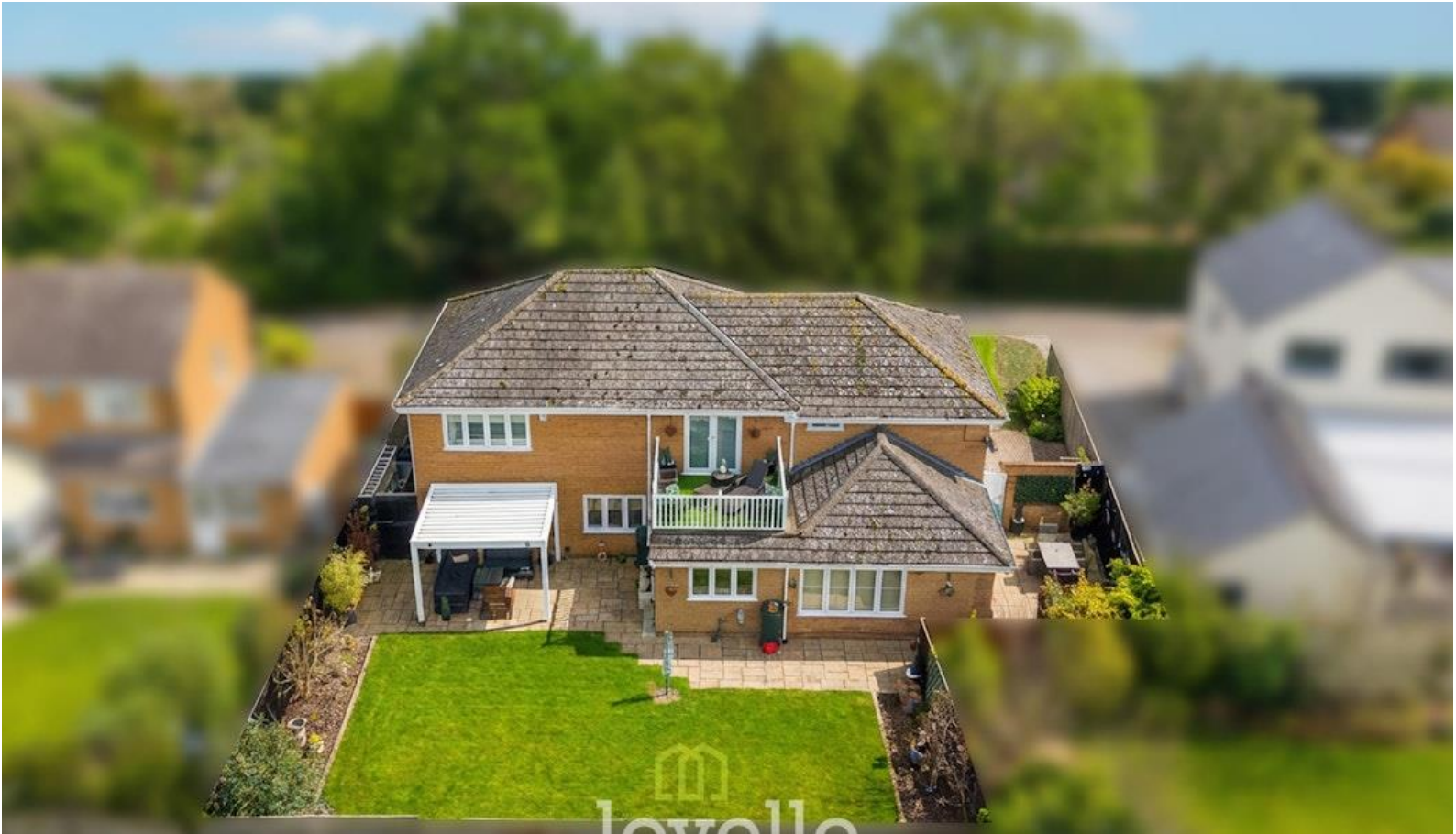
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When it comes to  
property it must be

  
lovelle



**£575,000**



**\*\* No Onward Chain \*\*** A luxurious and spacious detached property in a picturesque village, boasting spacious accommodation and stunning landscaped gardens, perfect for families seeking a stylish and comfortable home.

#### Key Features

- Exceptional property in sought-after location
- Stylishly presented home with luxury finishes
- Four bedrooms and three bathrooms
- Four reception rooms ideal for families
- In and out driveway with garage
- Landscaped gardens for tranquil atmosphere
- EPC rating D
- Tenure: Freehold





**\*\* No Onward Chain \*\*** Situated in the heart of a picturesque village, this immaculate detached property is now available for sale, offering a unique blend of luxury and comfort. Boasting four reception rooms, this stunning house is ideal for families looking for a spacious and stylishly presented home.

Upon arriving at the property, you are greeted by an 'in and out' driveway leading to a garage, providing ample parking space. The landscaped gardens surrounding the house create a tranquil atmosphere, perfect for those who appreciate green spaces and peaceful surroundings.

The interior of the property is truly exquisite, with four bedrooms and three bathrooms catering to the needs of a modern family. The master bedroom features an en-suite bathroom and a walk-in closet, while the second bedroom also benefits from en-suite facilities. The third and fourth bedrooms are both doubles, with the fourth bedroom benefitting from doors opening to a balcony.

The kitchen is a chef's dream, complete with a utility room, high-end appliances including a dishwasher, bean to cup coffee machine, two slide and hide ovens, two warming drawers, 100% fridge, combination microwave, and a five-ring gas hob.

The property also features four reception rooms, each with its own unique charm. The first reception room is open plan to the dining area and features a stunning gas fire as a focal point. A snug offers a cosy retreat, while the third, the family room flows from the kitchen and opens up to the garden, creating a seamless transition between indoor and outdoor living spaces. uPVC double glazed and oil central heated throughout.

Don't miss this opportunity to own a truly exceptional property in a sought-after location. Contact us today to arrange a viewing and experience the luxury of this wonderful family home.

## Hall

Porch entered through a composite entrance door with further double doors opening into the hall. The hall is a light and welcoming space with return stairs that lead to the first floor. Radiator with decorative cover.

## Cloakroom

1.91m x 0.92m (6'4" x 3'0")

Accessed via the hall and comprising of wash hand basin and wc.

## Lounge

3.73m x 7.32m (12'2" x 24'0")

A feature marble surround incorporating an LPG living flame fire. Two sash windows to the front aspect and french doors open into the rear garden. Three radiators.

## Dining Area

3.62m x 2.67m (11'11" x 8'10")

Open plan from the lounge and decorated to match. Radiator and window to the rear aspect.

## Snug

2.13m x 3.49m (7'0" x 11'6")

Radiator and two sash windows to the front aspect.

## Family Room

3.87m x 5.02m (12'8" x 16'6")

Tiled flooring flows through from the kitchen, fitted shutter blinds to both windows and french doors opening into the side garden / entertainment area.

## Kitchen

5.39m x 3m (17'8" x 9'10")

Bespoke hand painted kitchen with black granite worktops incorporating ceramic Belfast sink and five ring gas hob (lpg) with extractor over. Integrated dishwasher, two slide and hide ovens with warming drawers, combination oven microwave, 100% fridge and bean to cup coffee machine.

## Utility Room

3.31m x 1.72m (10'11" x 5'7")

Fitted units and worktop to match the kitchen, sink and drainer, space and plumbing for washing machine and tumble dryer. Radiator. Door opening into the garage.

## Landing

A wonderful split level landing. Airing cupboard. Two radiators and sash window to the front aspect.

## Bedroom 1

4.62m x 3.44m (15'2" x 11'4")

Benefitting from a walk-in wardrobe, two radiators and double sash windows to the front aspect.

## Walk-in Wardrobe

3.44m x 1.52m (11'4" x 5'0")

Fitted shelving and rails. Radiator. Built-in speakers serving both the walk-in wardrobe and en-suite.

## En-suite 1

1.82m x 3.93m (6'0" x 12'11")

Walk-in shower with Aqualisa shower and rainfall head. Vanity units incorporating wash hand basin and wc. Extractor fan and window.

## Bedroom 2

3.85m x 4.52m (12'7" x 14'10")

Two sash windows to the front aspect and radiator with decorative cover.

## En-suite 2

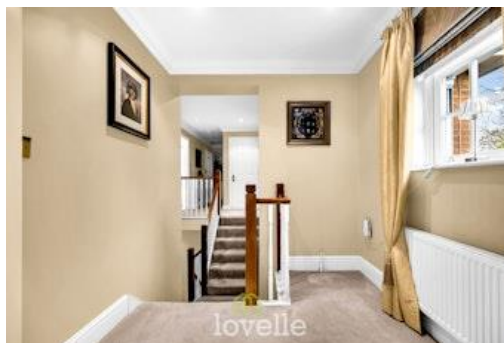
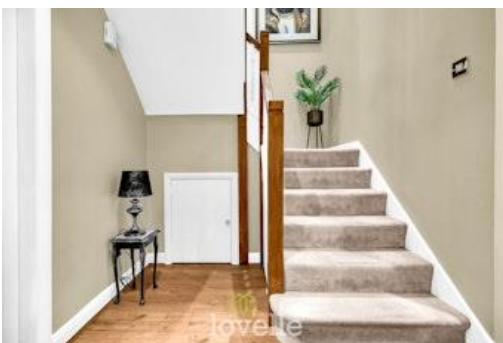
3.1m x 1.63m (10'2" x 5'4")

High gloss vanity units incorporating wash hand basin and wc. Shower cubicle with rainfall shower head. Towel radiator, extractor fan and sash window to the front aspect. Built-in music speakers.

## Bedroom 3

3.38m x 5.14m (11'1" x 16'11")

Decorated with impeccable taste, radiator and window to the rear aspect.





### Bedroom 4

2.86m x 4.55m (9'5" x 14'11")

Radiator. Double doors open onto a balcony.

### Family Bathroom

3.33m x 2.11m (10'11" x 6'11")

A stunning bespoke suite comprising of an exceptionally large bath surrounded by mirrored panels, his and hers sink incorporate within a fabulous storage unit, wc, radiator with decorative cover and two sash windows to the front aspect.

### Outside

Situated on a generous, beautifully maintained and landscaped plot measuring 0.17acre (sts). To the front of the property is an impressive 'in and out' driveway providing ample off-road parking and access to the garage. The rear garden benefits from sunshine until late in the evening and has various seating areas and wonderful Brutor Pergola with remote control louvres and curtain.

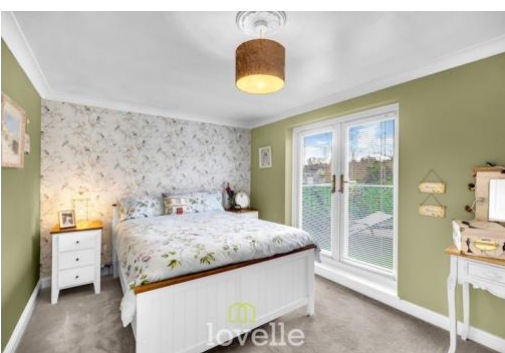
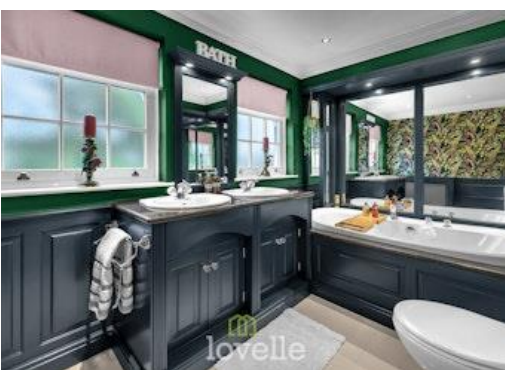
### Garage

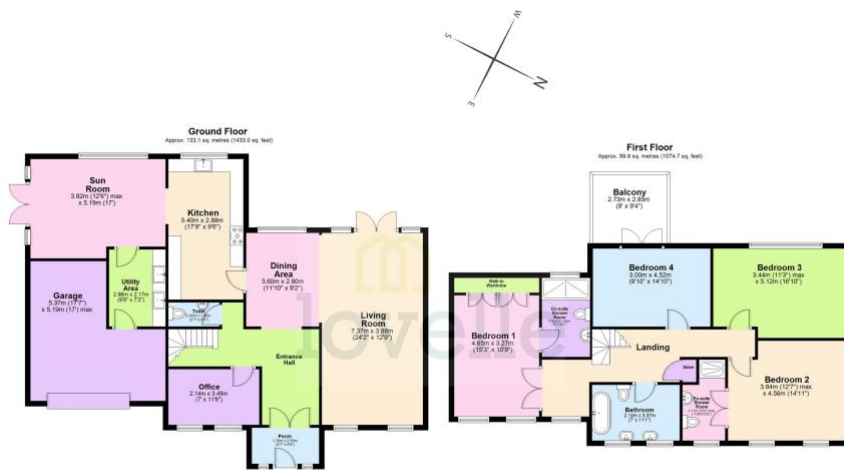
5.4m x 5.39m (17'8" x 17'8")

Electric sectional composite vehicle access door, light and power, window and side personal entrance door.

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





Total area: approx. 233.5 sq. metres (2507 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, selling, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details. Please consult your solicitor.



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