



**Hubbards Close, Lutterworth**  
LE17 5NT

**Offers Over £750,000**



# Hubbards Close, Lutterworth

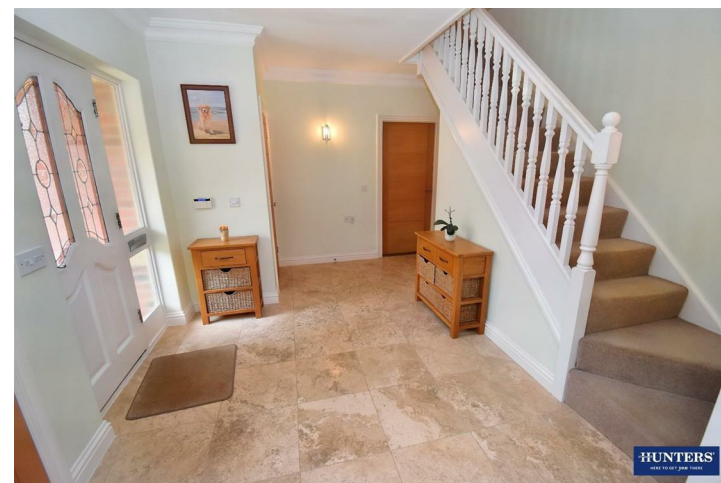
## DESCRIPTION

Ashby House is a remarkable, five bedroom, double fronted, detached executive style family home, which is nestled within the heart of the sought-after South Leicestershire village of Ashby Magna and benefiting from being sold with no onward chain. The property offers expansive living accommodation, with multiple reception rooms and an open plan kitchen-dining-family room with plenty of space for larger families and those who love to entertain.



# ROOMS

Entrance hallway



Part glazed door, tiled flooring, storage cupboards, stairs to first floor.

Living room  
24'6" x 13'6"



Bay fronted double glazed window, radiator, stone fireplace with inset wood burner, double glazed French doors to rear, double doors to sitting room.

Sitting room  
13'8" x 10'10"



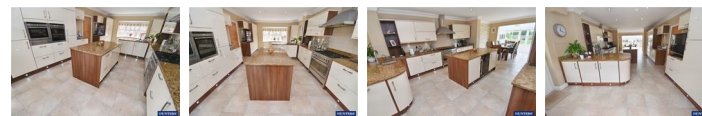
Double glazed French doors, double doors to living room.

Ground floor WC



Double glazed window, low level wc, wash hand basin.

Kitchen-diner  
24'6" x 13'6"



Double glazed bay window, a range of modern wall and base units, worksurfaces, inset sink with mixer tap, integrated washing machine and tumble-dryer, integrated oven and microwave, integrated dishwasher, integrated fridge and freezer, range cooker with extractor hood over, wine cooler, tiled flooring.

Dining room  
14'3" x 11'2"



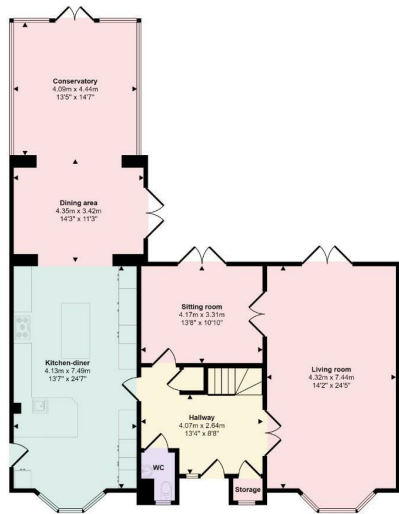
Double glazed French doors to terrace, opening to conservatory.

Conservatory  
14'6" x 13'5"



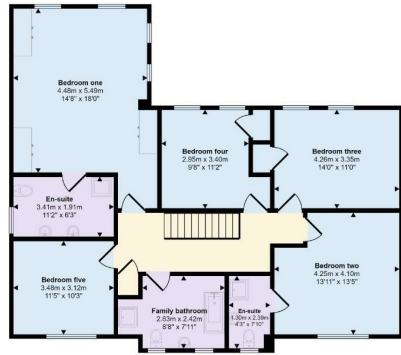
Double glazed windows, double glazed French doors to garden, radiator.



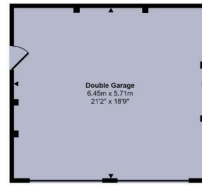


Ground Floor  
Approx 132 sq m | 1418 sq ft

Approx Gross Internal Area  
284 sq m | 3065 sq ft



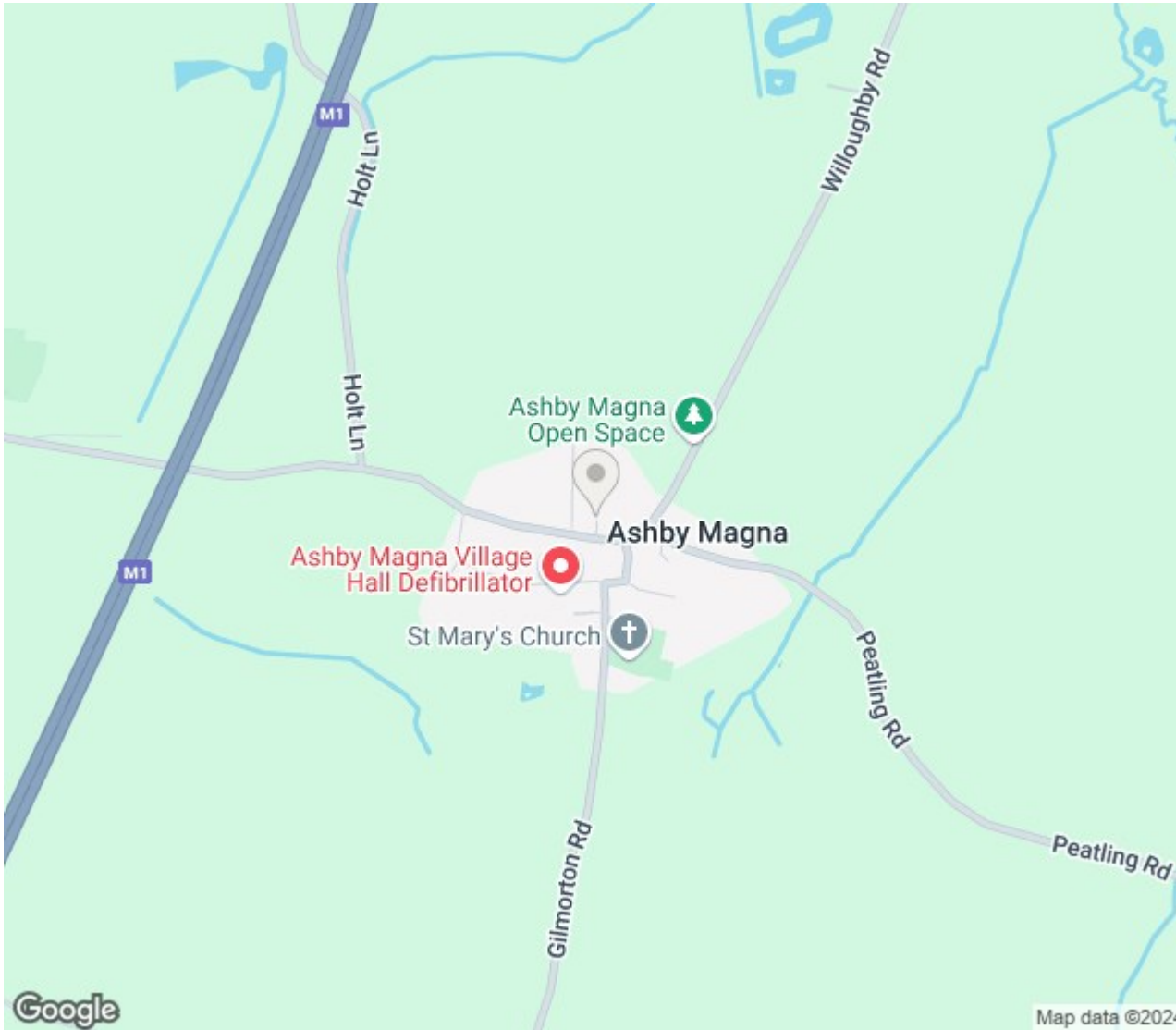
First Floor  
Approx 115 sq m | 1240 sq ft



Double Garage  
Approx 37 sq m | 396 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of these such as bathroom suites are representative only and may not look like the real items. Trade with Mark Groupy 2021.





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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