



Pottery Lane
Lount Ashby-De-La-Zouch



Property Description

A well-presented, substantial four/five bedroom detached family home on the outskirts of a small development by Bellway Homes with a gas fired central heating system, UPVC double glazing, off road parking, garage and well landscaped private garden. Briefly, the accommodation comprises: Entrance hall, cloaks/WC, lounge, spacious open plan living kitchen, utility room, playroom/dining room, study/bedroom five. To the first floor are four double bedrooms, master with ensuite shower room and family bathroom. Outside, to the front of the property is a small fore garden area inset with shrubs, gravelled drive to the side elevation providing tandem parking for a few vehicles leading to a detached brick pitched roof garage with up and over door, roof storage, side access door, light and power. The rear garden has gate and fence to the side giving privacy and access to the rear garden, fully enclosed with fencing and shaped lawn, flanked with log roll edged retainer which provides a raised border to the rear, inset with shrubs. The property backs directly on to open aspect with a beautiful vista of trees in the backdrop.

Entrance

Front composite entrance door with inset double glazed opaque panel leading to:-

Spacious Entrance Hall

Having open spindle staircase off to the first floor, porcelain tiled flooring, central heating radiator, panelled door under the stairs to a useful storage cupboard which is also porcelain tiled, further panelled door to:-

Cloaks/Wc

Having two piece white suite comprising low level WC and wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, porcelain tiled flooring continues through from the entrance hall, extractor and central heating radiator. Panelled door off to:-

Lounge

15' x 11' 7" (4.57m x 3.53m)

Having UPVC double glazed window to the rear elevation, central heating radiator and coving to the ceiling, adjacent to the lounge is:-

Study

7' 10" x 7' 9" (2.39m x 2.36m)

Having UPVC double glazed window to the front elevation, central heating radiator.

Dining Room

10' 4" x 8' 6" (3.15m x 2.59m)

Accessed off the entrance hall having UPVC double glazed window to the front elevation, fitted blind, central heating radiator.

Living Kitchen

17' 2" x 14' 9" plus door recess (5.23m x 4.50m plus door recess)

Having two UPVC double glazed windows to the rear elevation, two double panelled radiators, porcelain tiled flooring continuing through from the hall, double opening UPVC double glazed doors to the side giving access to the rear garden, two double glazed roof light windows.

The kitchen area has a range of high gloss matching base and wall units with roll edged laminated work surfaces over, matching upstands and ceramic tiled splashbacks. Centre island with further storage beneath providing breakfast seating. Having integrated Zanussi fan assisted oven and grill, full height pantry unit, space for fridge freezer, integrated dishwasher. Opening to:-

Utility Room

6' 11" x 5' 10" (2.11m x 1.78m)

Having a range of matching base and wall units with roll edged laminated work surfaces over, matching upstands and single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for an automatic washing machine and space for a tumble dryer, wall mounted Ideal boiler concealed to wall unit, extractor fan, half glazed composite

door to the side elevation giving access to the side driveway, porcelain tiled flooring continues through from the kitchen, central heating radiator.

First Floor Landing

Having central heating radiator, open spindle balustrade and loft access.

Bedroom One

13' x 11' 10" (3.96m x 3.61m)

Having a range of fitted wardrobes with hanging rails and shelving, central heating radiator, UPVC double glazed window to the front with fitted window blind, panelled door off to:-

Ensuite Shower Room

Having a three piece white suite comprising double width glazed shower cubicle with a chrome mains shower over, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC, UPVC double glazed opaque window to the front elevation, extractor fan, fully tiled to the shower cubicle, porcelain tiled flooring, central heating radiator.

Bedroom Two

13' 5" max into recess x 10' 4" (4.09m max into recess x 3.15m)

Having UPVC double glazed window to the front elevation with fitted blinds, central heating radiator.

Bedroom Three

10' 7" min to a range of wardrobes x 10' 1" (3.23m min to a range of wardrobes x 3.07m)

Having fitted wardrobes with hanging rails and shelving, UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom Four

11' 5" max x 10' (3.48m max x 3.05m)

Having UPVC double glazed window to the rear elevation, central heating radiator.

Family Bathroom

Having a three piece modern white suite comprising panelled bath with chrome mains shower over, glazed shower screen, majority tiled to the bathing area, pedestal wash hand basin with chrome mixer tap and ceramic tiled

splashback, low level WC, central heating radiator, porcelain tiled flooring, extractor fan and UPVC double glazed window to the rear elevation.

Outside

To the front of the property is a dwarf brick wall with a paved slope up to the front door area with a covered storm porch and lighting, having a small fore garden area inset with shrubs, gravelled drive to the side elevation providing tandem parking for a few vehicles leading to-

Garage

Detached brick pitched roof garage with up and over door, roof storage, side access door, light and power.

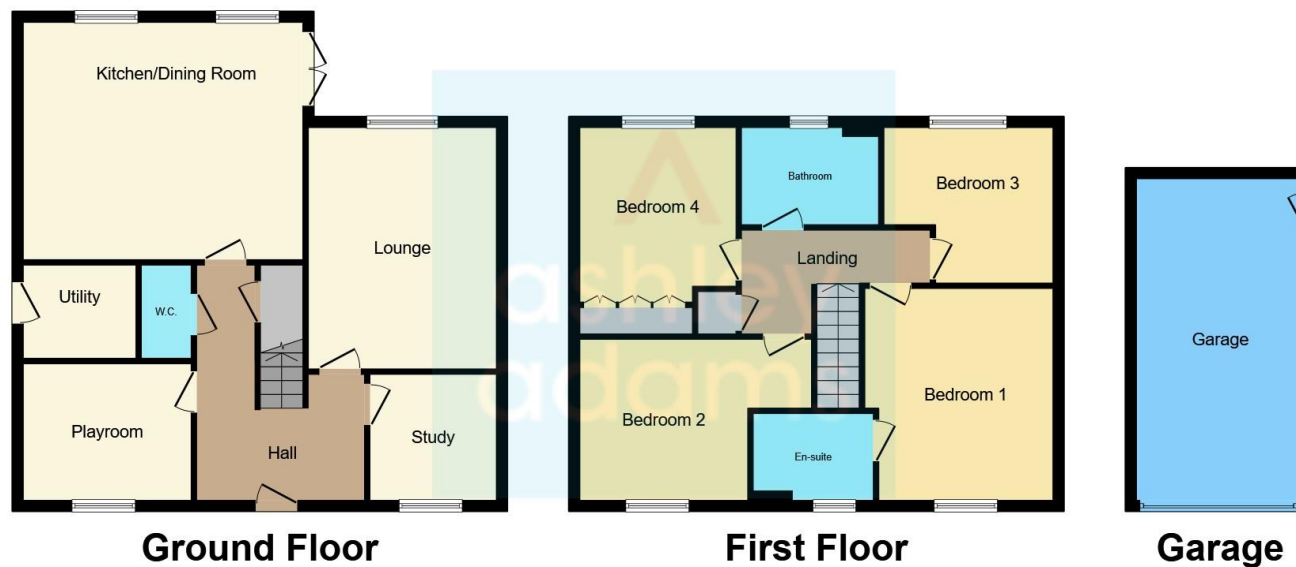
Rear Garden

The rear garden has gate and fence to the side giving privacy and access to the rear garden, fully enclosed with fencing and shaped lawn, flanked with log roll edged retainer which provides a raised border to the rear, inset with shrubs. The property backs directly on to open aspect with a beautiful vista of trees in the backdrop. There are double width paved paths to the rear of the property, a paved patio, outside tap, side access door to the garage, gravelled steps down to the opposite side of the property where you will find a storage area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

Property Ref: MEL205538 - 0002

Tenure:Freehold EPC Rating: Awaited Council Tax Band: E

check out more properties at ashleyadams.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL205538 - 0002