



The Willows, Main Street, Ashby Parva, Lutterworth, Leicestershire, LE17 5HU

HOWKINS &  
HARRISON



# The Willows, Main Street, Ashby Parva, Leicestershire, LE17 5HU

Guide Price: £845,000

Nestled in the charming village of Ashby Parva, this substantial and immaculately presented five-bedroom family home offers a perfect blend of modern living and serene countryside charm. Set on an impressive 0.42 acre plot, the property boasts beautifully maintained gardens that provide stunning views of the open countryside to the rear, creating a tranquil retreat.

Upon entering, you will be greeted by a generous and welcoming entrance hall, leading to a spacious and inviting open-plan kitchen/dining room, ideal for family gatherings and entertaining guests. The property also features two reception rooms, providing ample space for relaxation and for those who require a dedicated workspace, a well-appointed study is included, making it perfect for remote working or quiet study time.

The property boasts three modern bathrooms, two being en-suites, ensuring convenience for families or guests. Additionally, the extensive driveway offers ample parking space, complemented by a double garage, providing both security and practicality.

With its generous living spaces, impressive garden and picturesque surroundings, this property is an ideal choice for families looking to settle in a peaceful yet vibrant village location.



## Features

- Sought after village location
- Substantial plot with stunning garden
- Open countryside views to rear
- Five bedrooms, three bathrooms
- Two reception rooms
- Study/home office
- Open plan kitchen/dining room
- Solar panels on roof- for heating water
- Annex potential on ground floor
- Double garage and extensive driveway parking

## Location

Ashby Parva is a popular and very attractive village in the Harborough district of Leicestershire. It is located approximately 3 miles North West of Lutterworth which offers a good selection of shopping, public houses and restaurants along with a choice of excellent village primary schools including Bitteswell, Claybrooke Parva and Dunton Bassett, with secondary schooling available at nearby Lutterworth High School and Lutterworth College. The village itself has a popular pub/restaurant 'The Holly Bush' and offers a very active social scene, based around St. Peter's Church and the village hall. The property is well placed for the commuter, with easy access to the motorway and trunk road networks. In particular, junction 20 of the M1 is only a few miles away at Lutterworth and the A5 can be accessed at Magna Park, just over 4 miles away. In addition, a high speed rail service to London Euston taking just under 50 minutes is available from Rugby station which is approximately 7 miles away.



## Ground Floor

The property opens into a generous entrance hall where stairs rise to the first floor and doors provide access to the ground floor accommodation, including a useful full height, deep storage cupboard. The entrance hall is fitted with wood effect flooring and includes a library area which has fitted shelving across one wall, with enough room for a desk making an ideal extra study/office area. There is a recess ideal for coats and shoes. The cloakroom also features wood effect flooring and is fitted with a WC and wash hand basin fitted over an attractive shaker style vanity unit. The kitchen/dining room is flooded with natural light through a large floor to ceiling window, there is a further window overlooking the rear garden and glazed French doors provide access. The kitchen is fitted with a variety of oak wall and base kitchen cabinets and pan and cutlery drawers with granite work surfaces over including wine racks, display cabinets and a fabulous walk-in pantry with automatic lighting. There is a central island unit with additional storage below, a seating area and granite work tops over, along with space for a range style cooker which has a fitted extractor fan above, along with an integrated dishwasher and space for an American style fridge/freezer. The utility room is fitted with contemporary grey wood effect flooring and a range of wall and base cabinets with work surface over. There is space and plumbing for a washing machine, tumble dryer and an additional appliance. The snug is accessed off the kitchen and overlooks the rear aspect accessed via French doors with the focal point of the room being an attractive brick-built fireplace with wood burner inset. A door opens to the light and airy study which overlooks the front aspect. Completing the ground floor is a spacious living/dining room with Jet Master open fire. This delightful space is flooded with plenty of natural light from triple aspect windows, one of which is a bay and from the French doors which open to a fabulous covered, sheltered patio area, ideal for all weather outside dining and entertaining. An additional dining area conveniently sits adjacent to a concealed serving hatch to the kitchen.





## First Floor

A spacious galleried landing with window above provides access to five bedrooms, the family bathroom and the airing cupboard. The impressive principal bedroom has been thoughtfully designed to provide views over the stunning garden and neighbouring countryside through a feature window, and is divided into a dressing area with numerous fitted wardrobes and drawers and a sleeping area in front of the feature window along with a ceiling fan. There is an en-suite bathroom fitted with tiled flooring, a jacuzzi bath with Victoria shower attachment over along with a vanity unit across one wall with bidet, WC with wall mounted flush and wash hand basin with mirror above. A further wall hung cabinet provides additional storage. There is a heated towel ladder and a chrome and glass shower enclosure which is fully tiled and fitted with a rainfall shower and separate handheld shower attachment. Bedrooms two and three are both double bedrooms overlooking the beautiful rear garden and countryside beyond and have fitted wardrobes, with bedroom three also benefitting from a dressing table and a fully tiled en-suite bathroom fitted with attractive mosaic flooring which complements the tiling to the walls, fitted mirror with downlights, walk-in shower enclosure, bidet, pedestal wash hand basin and WC. Bedrooms four, a further double room, and five both overlook the front aspect. The family bathroom is fitted with a vanity unit with cupboards and drawers with wash hand basin inset and mirror over. There is ceramic tiled flooring, additional storage, panelled bath, fully tiled shower enclosure and WC.





## Outside

To the front of the property there is a spacious “in and out” pebbled driveway which is accessed through wooden gates and provides parking for numerous vehicles. The driveway extends to the electrically operated extended double garage. The fore garden is mainly laid to lawn with established Willow trees and borders planted with a variety of shrubs. The rear garden is accessed via a wrought iron gate and is also mainly laid to lawn with sleeper edges and a large terrace which extends across the rear of the property and under a covered pergola. There is a two tiered ornamental pond with water feature, with the focal point of the garden being a beautiful Japanese style garden with bridge in between. There are beds planted with a variety of established flowers and shrubs including lavender and roses which provide seasonal colour. The garage can be accessed via the rear garden through a pedestrian door. There is a greenhouse and garden shed, mature apple tree, cherry tree, raised beds with strawberry plants and vegetable plots, along with a concealed area ideal for compost. The property is enclosed to two sides, with low level fencing to the rear to take advantage of the views across the neighbouring fields.







## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band – G.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		www.epc4u.com

## Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203  
Email [lutterworthproperty@howkinsandharrison.co.uk](mailto:lutterworthproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

## The Willows Main Street Ashby Parva Lutterworth LE17 5HU

Approximate Gross Internal Area  
House : 2293 sq ft - 213 sq m  
Garage : 463 sq ft - 43 sq m  
Total : 2756 sq ft - 256 sq m



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.