



Connells

Old Forge Road
Ashby Magna Lutterworth



Property Description

Ashby Magna is a small English village and civil parish in the Harborough district of Leicestershire. The village is of Danish origin and recorded in the Domesday Book as 'Essebi' or 'Asseby'. Its name derives from the 'ash' tree, from 'by', Old Danish for a farmstead or settlement, and from 'Magna', Latin for great. The Anglican church of Saint Mary's is a grade II listed building.

This beautifully presented three bedroom detached home offers stylish, modern living with generous indoor and outdoor space - perfect for families and those seeking a peaceful rural setting. The property is spacious and is surrounded by idyllic gardens, Early viewing is highly recommended.

Porch

There is a door to the front of the property and door through to the hallway.

Entrance Hall

With a door from the porch and stairs rising to the first floor.

Lounge

There is a double glazed bay window to the front of the property, central heating radiator, bespoke fitted cupboards, picture rail, coving to the ceiling and fireplace with wood burner and 1930's surround.

Second Reception Room

There is a double glazed window to the side of the property, central heating radiator, picture rail, coving to the ceiling and fireplace with wood burner.

Dining Room

With double glazed patio doors to the rear of the property, coving to the ceiling, central heating radiator, vertical floor to ceiling double glazed window to the side and double glazed patio doors leading out to the rear garden.

Kitchen/Breakfast Room

A stunning open plan kitchen, thoughtfully designed with contemporary fittings and fitted with matching wall and base units, wooden work surfaces housing the sink drainer, island, integrated double electric oven, induction hob, integrated microwave, integrated dish washer, integrated fridge freezer, extractor fan, pantry, spot lights to the ceiling and double glazed windows to the front and rear of the property.

Utility Room

There are wall and base units, work surface, plumbing for a washing machine, space for a washer/dryer and door to the rear of the property.

Cloakroom

Accessed from the utility room, there is a wc, wash hand basin, heated towel radiator, cupboard and double glazed window to the side of the property.

First Floor Landing

With stairs rising from the ground floor, double glazed window to the side of the property and loft access.

Bedroom One

With a double glazed bay window to the front, double glazed window to the side of the property, picture rail, coving to the ceiling and central heating radiator.

Bedroom Two

There is a double glazed window to the rear of the property, fitted wardrobes, picture rail and a central heating radiator.

Bedroom Three

There is a double glazed window to the front of the property, picture rail and central heating radiator.

Bathroom

There is a rolled top bath with claw feet, shower cubicle, wash hand basin, wc, tiled walls, coving to the ceiling and double glazed window to the rear of the property.

Outside

At the front of the property there are double wrought iron gates through to the driveway which provides off road parking and leads to the garage. There is a lawned area and flower beds with mature plants and there is fencing to the sides and a wall at the front.

The rear garden has a paved patio seating area, lawn, borders with mature plants and trees, summer house and fenced borders.

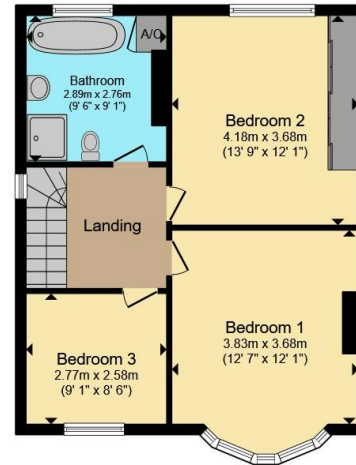




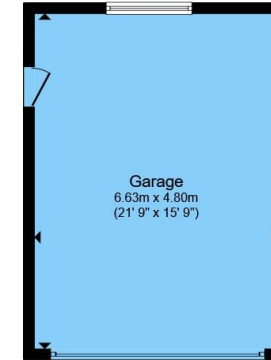




Ground Floor



First Floor



Garage

Total floor area 177.6 m² (1,911 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Lutterworth Road and turn left onto A426 towards Lutterworth. At the traffic light junction turn left onto Station Road and continue to the village of Ashby Magna onto Old Forge Road where the property is located.

EPC Rating: D Council Tax Band: E

Tenure: Freehold



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