



Avalon School Lane,
Peatling Magna,
Leics LE8 5US





£870,000

GENERAL

Avalon is a charming village house which has been much improved over the years and is in a lovely setting, with views over an adjoining paddock which is designated as a 'Scheduled Ancient Monument'. The well planned accommodation briefly includes on the ground floor, a reception hall, sitting room with French doors opening onto the garden, a wonderful living kitchen, dining room and home office. On the first floor there are four large double bedrooms, two of which have en-suites and a family bathroom. Outside, the house is set well back from the road with a detached double garage with workshop area. There are beautiful well established landscaped gardens to the rear.

It should be noted that there is a three phase electricity supply, perfect for rapid electric car charging.



LOCATION

Aval is located in a quiet lane, within the highly regarded village of Peatling Magna where there is a vibrant village community based around the Village Hall and "Cock Inn" Public House. Arnesby Lane is gated and there are some outstanding country walks both along the gated road and the footpaths that run off it.

In the nearby villages of Countesthorpe and Blaby there is a comprehensive range of amenities between them including a gym, a doctors surgery, dentists, churches, shops and supermarkets (Aldi and Iceland). Leicester and Lutterworth are both within easy reach by car as is the M1 via Junctions 20 and 21. There are excellent high speed train services to London from Market Harborough, Leicester and Rugby all of which are within easy reach.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

An impressive introduction to the house. There is an oak boarded floor, large walk in CLOAKS cupboard and an open flight staircase rising to first floor. (The Cloaks cupboard houses the central heating radiators for both the sitting and dining rooms).

SHOWER ROOM

Shower enclosure, low flush lavatory, bidet and wash hand basin with medicine cupboard over and electric shaver point. There is a cupboard housing the "Megaflo" hot water cylinder. Chrome ladder style towel rail and central heating radiator.

SITTING ROOM

19'9" x 12'4"

A delightful room with an oak boarded floor and bay window. There are French doors opening into the garden, double doors into the hall and embedded wiring for a speaker system.

DINING ROOM

16' x 11'4"

An elegant room with oak boarded floor and French doors opening into the garden.

HOME OFFICE

13' x 9'10"

A good sized room overlooking the garden which would also make a lovely snug. There is an oak boarded floor and French doors opening into the garden. Central heating radiator.

LIVING KITCHEN

24'7" x 21'7"

A wonderful open plan living space with a sunny triple aspect, which is very much the heart of the house. The kitchen area is fitted with an extensive range of base and wall cabinets with heavy polished granite work surfaces. There is a Rangemaster cooker with five gas burners, an electric warming plate, two ovens and a grill with extractor in Rangemaster canopy over. Integrated dishwasher and plumbing for an American style fridge. Tiled flooring.

In the living area there is an oak boarded floor. French doors leading to the south facing garden terrace and door to the utility room.

There is a central heating radiator with supplementary electric underfloor heating in the tiled kitchen area. (The second measurement reduces to 12'1").

UTILITY ROOM

10' x 8'3"

With storage cupboards, an inset one and half bowl sink and drainer unit, cupboard housing the washing machine and boiler. Tumble dryer vent, tiled flooring and back door. Central heating radiator.

LOBBY

Door to the living kitchen and cloakroom. Back door to garden. Central heating radiator.

CLOAKROOM

With low flush lavatory and wash hand basin. Heated ladder style towel rail.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the first floor galleried landing.

GALLERIED LANDING

The galleried landing is particularly impressive and benefits from a sun pipe. Opening off the landing are the bedrooms.

BEDROOM ONE

19' x 12'4"

Overlooking the garden and countryside beyond with a dual aspect. There are fitted wardrobes (heated by central heating) and large eaves storage cupboards. Central heating radiator. (The first measurement is 16'7" measured to 5'eaves height).

EN-SUITE

Shower enclosure with electric shower, low flush lavatory, bidet and wash hand basin with an electric shaver point over. Chrome ladder style towel rail and central heating radiator.

BEDROOM TWO

16'3" red to 11'5" x 15'

A large double bedroom with beautiful country views and walk in wardrobe (heated by central heating). Central heating radiator.



EN-SUITE

10' max x 9'5" max

A really good sized en-suite. There is a double sized shower enclosure, wash hand basin with back-lit mirror over and electric shaver point. Chrome ladder style towel rail and central heating radiator.

BEDROOM THREE

20'3" x 13'10" red to 9'10"

A beautifully appointed bedroom having a dual aspect and countryside views with a bank of fitted wardrobes, drawers and a window seat. Central heating radiator.

BEDROOM FOUR

20'4" x 11'3" red to 7'5"

Another good size double bedroom with fitted wardrobes. Central heating radiator.

FAMILY BATHROOM

Suite comprising a panelled bath with central tap, double shower enclosure, low flush lavatory, bidet, wash hand basin, medicine cabinet with light over and electric shaver point. Chrome ladder style towel rail and central heating radiator.

OUTSIDE

The house is set well back from School Lane with an extensive block paved parking area opening onto which is the detached Double Garage. A gate opens onto a South facing terrace. with a path leading around the side of the house to the main garden.

DETACHED DOUBLE GARAGE

19' x 19' extending to 25'

There are two up and over doors and a workshop area.

THE GARDEN

The gardens are beautifully landscaped and well established and have been designed to provide colour throughout the year. There is a terrace adjoining the house and a lawn bounded by flower and herbaceous borders. A path runs along the back of the garden leading to a seating area, which is wonderful vantage point from which to enjoy the views over the neighbouring paddock.

There are lights and ample power points in the garden.

COUNCIL TAX BAND

Harborough D.C. Rating E.























Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Sales: **01455 890898**

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