

## 2 Westthorpe, Ashley, LE16 8HQ



### Offers Over £600,000

Bordering the Welland Valley, and in one of the most idyllic conservation villages in the area, is this substantial period family home with accommodation extending to nearly 2,500 square feet.

The accommodation is beautifully presented and includes a 22'11" x 17'7" farmhouse kitchen with AGA, utility room, lounge with 'Inglennook' fireplace, three further reception rooms, shower room, galleried landing, three double bedrooms and large family bathroom. The ground floor layout is suitable for two of the reception rooms to become bedrooms, if required.

Outside is a secure and private, mainly hard landscaped garden with well stocked flower beds and parking for up to four cars. There is also a single garage. The property is offered with no upwards chain.



## Porch

Hardwood front door.

## Entrance Hall



Double-glazed front door. Door to walk in boiler cupboard housing gas fired combination central heating boiler. Door to inner hallway. Door to shower room.

## Shower Room



Tiled shower cubicle with electric shower fitment. Pedestal wash hand basin. Low level w/c. Complimentary tiling. Opaque double-glazed window. Radiator.

## Inner Hallway



Stairs rise into the first floor. Radiator. Wall light. Doors to rooms.

## Study 11'2" x 6'11" (3.40m x 2.11m)



Opaque double-glazed window. Radiator. Fitted book shelving. Two wall lights.

Sitting Room 12'5" x 10'4" (3.78m x 3.15m)



Double-glazed window to front elevation. Exposed timber flooring. Radiator.

(Sitting Room Photo Two)



Lounge 19'9" x 11'2" (6.02m x 3.40m)



Ingle nook stone fire place with heavy beam incorporating cast iron wood burning stove. Five wall lights. Two radiators. Three multi-paned windows. Television point. Door to dining room / bedroom four. Door to porch.

(Lounge Photo Two)





Dining Room / Bedroom Four 16'3" x 9'4" (4.95m x 2.84m)



Double-glazed window. Cast iron period open fireplace. Three wall lights. Radiator.

(Dining Room / Bedroom Four Photo Two)



Library 13'7" x 6'3" (4.14m x 1.91m)



Interconnecting room between the inner hallway and kitchen / diner. Multi-pane double-glazed window to the front elevation. Fitted book shelving spanning one wall. Radiator. Exposed timber flooring.

(Library Photo Two)





Kitchen / Diner 22'11" x 17'7" (6.99m x 5.36m)



(Kitchen Area Photo)



Farm house style kitchen. Solid timber fitted base and wall units, single nook style recess incorporating oil fired arger. Solid granite work surfaces. Complimentary tiled splash backs. Fitted free standing electric cooker. Exposed timber beams. Large butler sink. Island unit with granite worktops. Three wall lights. Multi-paned window to side elevation. Fitted plate racks and display cabinets. Double-glazed double doors leading to the garden. Door to utility room.

(Dining Area Photo)



(Kitchen/Diner Photo Two)

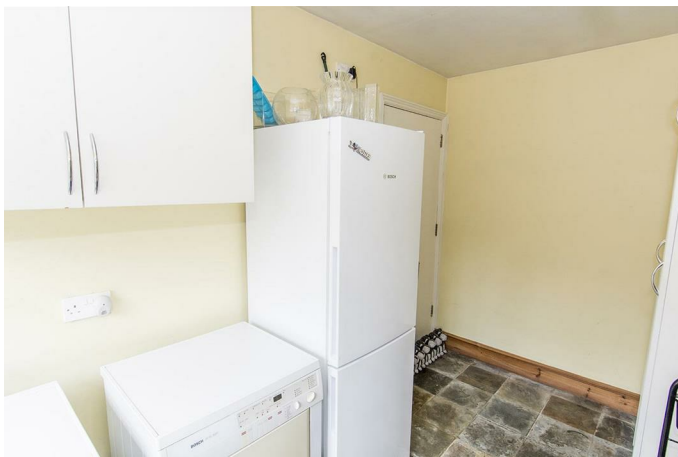


Utility Room 12'10" x 6'11" (3.91m x 2.11m)



Window to the front elevation. Fitted electric heater. Butler style sink. Space and plumbing for washing machine. Door to garage.

(Utility Room Photo Two)

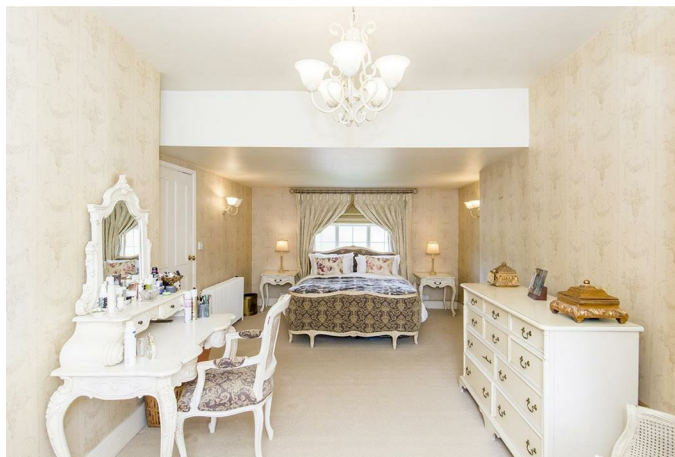


First Floor Galleried Landing



Timber balustrade. Radiator. Opaque double-glazed window. Two wall lights. Doors to rooms.

Bedroom One 23'6" x 11'1" (7.16m x 3.38m)



Opaque double-glazed window to the rear. Further multi-paned window. Column radiator. Two wall lights.



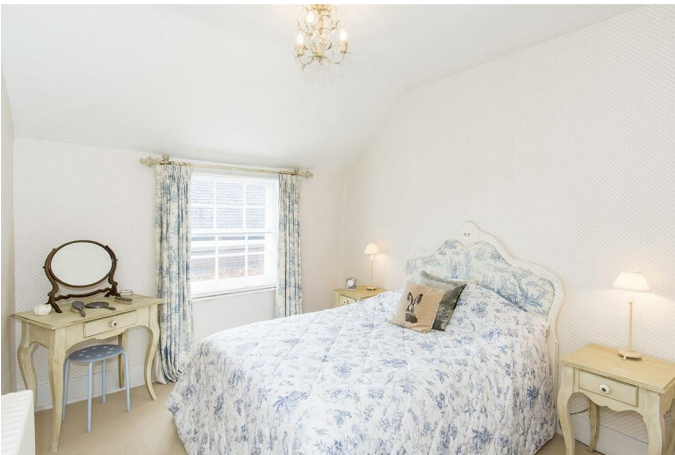
(Bedroom One Photo Two)



Bedroom Three 12'3" x 11'1" (3.73m x 3.38m)



Bedroom Two 12'9" x 9'7" (3.89m x 2.92m)



Window to front elevation. Column radiator.

(Bedroom Three Photo Two)



Double-glazed window to front elevation. Access to loft space. Column radiator. Fitted wardrobe.

(Bedroom Two Photo Two)





Bathroom 12'7" x 7'8" (3.84m x 2.34m)



Roll top bath. Shower cubicle with main shower fitment. Wash hand basin. Low level w/c. Complimentary tiling. Airing cupboard housing hot water tank and shelving. Heated towel rail. Tiled floor. Opaque double-glazed window.

(Bathroom Photo Two)



(Bathroom Photo Three)



Garage 17'6" x 10'6" (5.33m x 3.20m)



Remote controlled up and over door. Power. Lighting.

Outside







## Garden



Accessed via secure double timber gates to a block paved driveway and four court providing parking for three to four cars. Brick retaining wall and steps leading to a retained and walled cottage garden with well stocked flower beds and borders. Garden is private and secure.

## Front



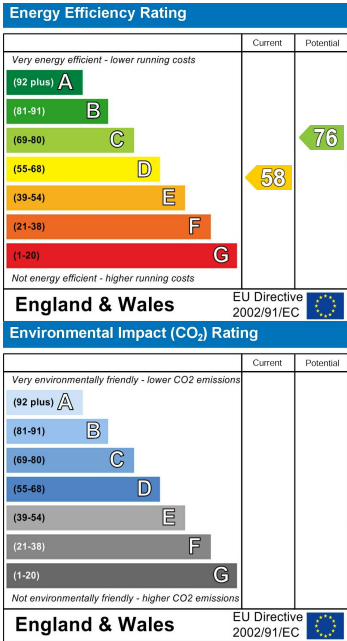
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise