



8 Ashby Road, Peatling Parva, Lutterworth, Leicestershire, LE17 5PY  
Draft Particulars

HOWKINS &  
HARRISON



8 Ashby Road, Peatling Parva,  
Lutterworth, Leicestershire,  
LE17 5PY

Guide Price: £310,000

A spacious three bedroom semi detached property located on the edge of this sought after village, with far reaching countryside views. This property further benefits from a generous rear garden and off-road parking for several vehicles.

#### Features

- Sought after village location
- Three double bedrooms
- Family bathroom
- Spacious open plan sitting/dining room
- Office
- Utility room and cloakroom
- Generous rear garden
- Off-road parking for several vehicles
- Views over open countryside



## Location

Peatling Parva is a highly desirable village located in the South Leicestershire countryside, located just a short drive from Gilmorton (1.7 miles approx.) and Bruntingthorpe (1.6 miles approx.). This small but picturesque village hosts an extremely popular public house (The Shires Inn), a church, fishing lake and village hall. The village is approximately 5 miles away from Lutterworth, and 4 miles from Broughton Astley where a larger selection of amenities can be found. It is placed well for motorway access also in Lutterworth, M1 Junction 19 and a 50-minute fast line train service to London, Euston can be accessed from Rugby station (11 miles approx).



## Ground Floor

A UPVC door provides access to the entrance hall which is fitted with attractive deco style ceramic tiles. Stairs rise to the first floor and doors lead to a useful storage cupboard and the ground floor accommodation. The spacious open plan sitting/dining room has windows overlooking both the front and rear elevations which flood the area with plenty of natural light. Fitted with a variety of white shaker style wall and base units, including drawers with work surfaces over, the kitchen includes an electric hob and oven with space and plumbing for additional appliances such as a dishwasher and fridge/freezer. From the kitchen a step leads down to a further reception room, currently being used as an office, with UPVC patio doors leading to the garden and a door providing access to the

utility room, where there is space and plumbing for a washing machine and freezer, along with further white shaker cabinets with work surfaces over. A further door leads to the cloakroom, fitted with a wall hung corner wash hand basin and WC.

## First Floor

From the landing doors lead to three double bedrooms and the family bathroom. Both bedrooms one and two offer fitted storage cupboards, one with shelving and one with hanging space. The family bathroom is fully tiled and is fitted with a white suite comprising of a P' shaped bath with shower over, pedestal wash hand basin and a low level flush WC.

## Outside

To the front of the property there is a large lawned area and crazy paved drive which provides parking for several vehicles. The garden is bound by various mature shrubs and trees, with wooden gates providing access to the side of the property where there is a spacious pebbled area enclosed by post and rail fencing, allowing you to make the most of the countryside views beyond. This area opens out to the established rear garden which has a pebbled area ideal for outdoor entertaining. The garden is enclosed by a combination of close board fencing, post and rail fencing and mature hedge screening beyond which are further open views. There is a lawn and planted beds, which include herbs such as sage and thyme, along with raised vegetable beds, numerous planted berries and fruit trees including damson and eating apples.

## Viewing

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

## Fixtures and Fittings

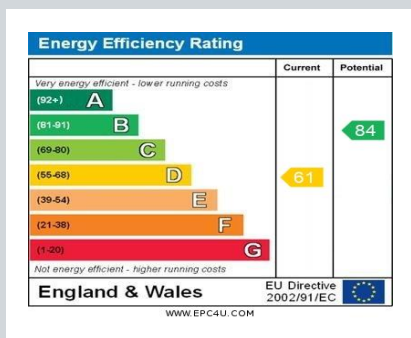
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – C.

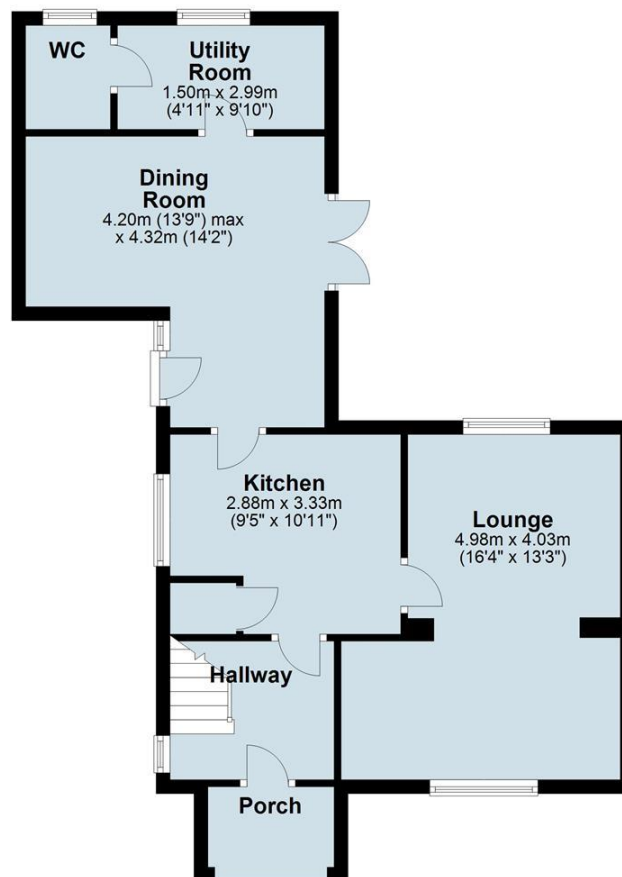


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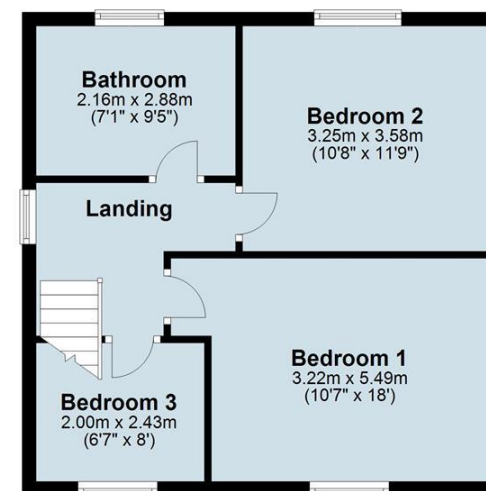
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## Ground Floor



## First Floor



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.



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