



UPLANDS, 30 PEVERIL ROAD

Ashby Magna, Lutterworth, LE17

 **DAVID COSBY**
ESTATE AGENTS



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Uplands

Peveiril Road

Ashby Magna, LE17

Features

- Sought after village location
- No onward chain
- Four double bedrooms
- South facing garden
- Detached Family Home
- Garage and off-road parking
- Recently refurbished and extended

Description

Uplands is a newly renovated and extended detached family home located in the centre of the sought-after village of Ashby Magna. This fantastic property occupies an elevated position and is set back from Peveiril Road with attractive gabled dormer windows to the front elevation. There is off-road parking for several vehicles and a single brick garage with rear workshop space and separate storage area. The front garden is laid to lawn and there is a good sized south facing rear garden. Internal accommodation includes large entrance hall, open-plan dining room and kitchen, utility, sitting room with French doors, cloak room, 4 double bedrooms, ensuite to master bedroom, and family bathroom.



Ashby Magna is a small and picturesque village surrounded by beautiful Leicestershire countryside with many pleasant walks between the surrounding villages.

The Property

Entrance Hall

The large entrance hall is accessed via a four-panel door with full height glazed side lights. This spacious and bright area has a part vaulted ceiling extending to the first-floor landing area. There is also a good-sized storage cupboard with window and artificial lighting as well as a further shallow cupboard which houses the electrical meter and consumer unit.

Floors are finished with newly-installed, timber laminate boards and slatted white doors lead to the ground rooms. Mains back up smoke detectors have been fitted and a flight of timber stairs with cut-pile carpet and painted timber handrails and balustrades leads to the first-floor accommodation.

Sitting Room

The sitting room has matching timber laminate floorboards which extend through from the entrance hall. Good natural lighting is provided from the full height glazed French doors with matching side lights overlooking the south facing rear garden.

Dining Room

The large dining room is located to the front left-hand side of the property. Natural lighting is provided by a large three-unit window overlooking the front garden and floors are finished with matching timber laminate boards. Further natural lighting is provided via the three-unit window on the rear elevation to the open plan kitchen area.

Kitchen

The impressive newly installed kitchen has clean lines and flush dark grey base and wall units with white granite work surfaces and upstands. A Belfast sink with chrome mixer tap is installed beneath the rear elevation window and there is a five-burner induction hob with extractor hood over. Built-in fittings include a two-door electric oven and dishwasher. Artificial lighting is provided via recessed spotlights and there is a three-unit downlighter above the breakfast bar with copper effect trims.

Cloakroom

The cloakroom is fitted with a contemporary close-coupled WC and wash hand basin with ceramic mixer tap and vanity unit. Timber laminate floor boards flow through from the entrance hall and artificial lighting is via 2no. recessed spotlights. Geometric wall tiles have been fitted above the wash hand basin and there is a mechanical extract vent.

Utility

The utility is accessed via a white slatted door from the kitchen and is fitted with a wall unit and double base unit with inset sink and mixer tap. A newly installed washing machine has been fitted and there is a part glazed door providing access to the rear garden.

Bedroom Four

Bedroom four is located at ground floor to the front right-hand side of the property and has a large, three-unit window overlooking the front garden. Floors are finished with cut-pile carpet.





First Floor Landing

The galleried first floor landing has natural lighting from a large Velux roof light. Floors are finished with cut pile carpet which extend through to the bedrooms. There is a large eaves cupboard located to the front of the landing, accessed via a slatted door and a mains back up smoke detector has been fitted.

Master Bedroom

The part-vaulted master bedroom is located to the left-hand side of the property and has a two unit window to the front dormer and a large domed roof light to the rear providing natural lighting. Built-in storage is provided via a three-door sliding wardrobe with full height mirror. A white slatted door leads to the master bedroom ensuite.

Master Bedroom Ensuite

The master bedroom ensuite is neutrally decorated and fitted with a three-piece suite comprising contemporary close coupled WC, ceramic wash hand basin with two door vanity unit below, and large shower cubicle with glazed screen and marble effect aqua panels. Mechanical extract ventilation is installed and there is a large top hung window to the rear elevation. Heating is provided via a large chrome ladder towel rail and floors are finished with geometric floor tiles.

Bedroom Two

Bedroom two is located to the rear right hand side of the property and has a large domed roof light providing natural lighting with perimeter recessed spotlights providing artificial lighting. A white slatted 'Jack-and-Jill' door gives direct access to the family bathroom and floors are finished with cut pile carpet.

Bedroom Three

Bedroom three is located to the front right-hand side of the property with part vaulted ceilings and a two-unit window to the front dormer. Floors are finished with cut pile carpet and lighting is provided via a single pendant light.

Family Bathroom

The tastefully decorated family bathroom is located to the centre of the rear elevation and features a large top hung window overlooking the rear garden. Artificial lighting is provided by recessed spotlights and mechanical extract ventilation is installed. The bathroom is fitted with a newly installed four-piece suite comprising free standing bath with chrome mixer tap and supporting legs; contemporary close-coupled WC; wash hand basin with mixer tap and matching vanity unit; and a quadrant shower with glazed, double sliding screen and marble effect aqua panels. Heating is provided by a chrome ladder towel rail and floors are finished with matching geometric floor tiles.





Outside Areas

Front Aspect

The elevated front garden is laid to lawn and bounded by a brick retaining wall. A driveway to the left-hand side provides off-road parking and leads to a brick garage.

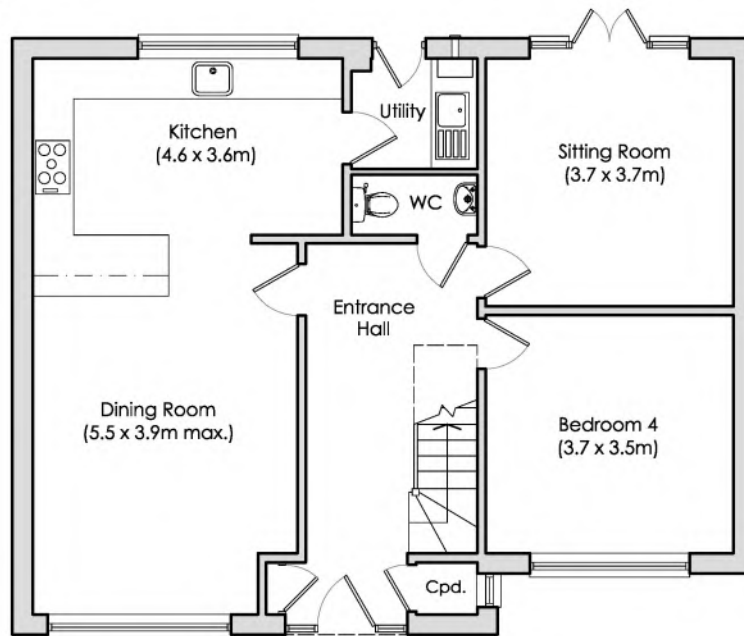
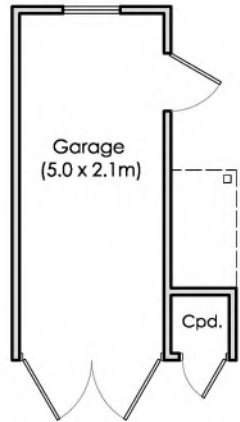
Rear Aspect

There is gated access to the rear south facing garden with stone retaining wall and steps leading up to the raised garden which has recently been turned over ready for topsoil and turfing.

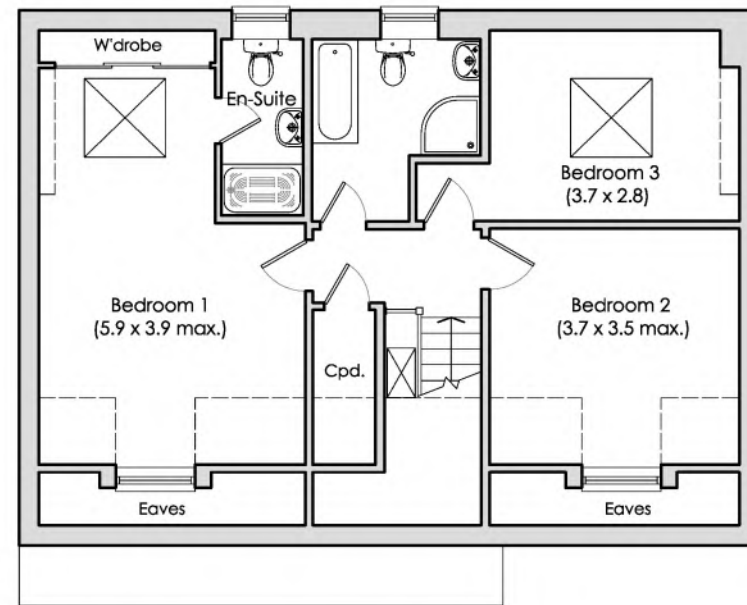
Outbuildings

The brick garage has timber double-swing vehicular doors and a rear workshop space with separate pedestrian access. There is also a separate storage area and a useful projecting canopy.





Ground Floor
GIA = 82.5 sqm



First Floor
GIA = 67.0 sqm

All measurements are approximate and for display purposes only.
Dashed lines (if any) indicate restricted head height

APPROX. GROSS INTERNAL AREA: 149.5 sqm (Exc. Garage)

Location

Uplands is located in the centre of Ashby Magna on the Peveril Road which takes its name from William Peveril, a favourite of William Norman Knight who was granted extensive land in the area following the Norman conquest. Ashby Magna has managed to remain a small and picturesque village and is surrounded by beautiful Leicestershire countryside with many pleasant walks between the surrounding villages of Bruntingthorpe, Peatling Magna, Gilmorton, and Willoughby Waterleys. Commuters are well served with excellent motorway links and easy access to the attractive market town of Lutterworth where a wide range of independent shops, cafes, restaurants, and amenities can be found. For an even wider range of facilities, Leicester city centre is just a 35min drive. Primary schooling is available in the nearby villages of Gilmorton, Dunton Bassett, and Arnesby and private educational options with boarding facilities include Rugby School – one of the oldest and most distinguished schools in Britain.

Local Authority: Harborough District Council

Services: Water, Drainage, Electricity, and Gas

Council Tax: TBC **EPC:** Rating D

Agent's Note

As the property has been recently extended, the Council Tax Band (currently C) may be reassessed following completion of a sale of the property.

David Cosby Chartered Surveyors & Estate Agents

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