



**Double
Garage**



Harry Lane

lbstock, LE67 6DG

£395,000

- STUNNING DETACHED HOUSE
- FIVE DOUBLE BEDROOMS
- MASTER EN SUITE
- TWO FAMILY BATHROOMS
- FABULOUS LIVING/DINING/KITCHEN
- FORMAL DINING ROOM
- 21ft LOUNGE
- OFFICE/STUDY



IN SHOW HOME CONDITION, this FIVE DOUBLE BEDROOM, THREE STOREY HOME boasts a STUNNING 21ft LOUNGE, 16ft 7ins LIVING/DINING/KITCHEN, DINING ROOM, (an extension to the original build), UTILITY ROOM, OFFICE/STUDY and WC to the ground floor, THREE DOUBLE BEDROOMS, the master having Dressing Room and en suite shower room and a family bathroom to the first floor, with the further two doubles and spacious shower room on the second floor. Standing proudly on a corner plot with a walled rear garden, DETACHED DOUBLE GARAGE and DRIVEWAY FOR FOUR CARS, this FABULOUS HOME in a prestigious residential location offers stylish, versatile accommodation which we doubt our buyer would ever want to leave!

ENTRANCE HALL

Front door into hallway, doors to W.C., lounge, living dining kitchen and double doors to study, radiator and stairs to first floor.

W.C.

Fitted with a two piece suite comprising close coupled W.C. and wash hand basin and radiator.

LOUNGE

21' 5" x 11' 7" (6.53m x 3.53m) PVCu double glazed bay window to front elevation, radiator and double doors to dining room.

DINING ROOM

10' 10" x 8' 5" (3.3m x 2.57m) Feature radiator, open to living kitchen diner and PVCu double glazed French doors to outside.

LIVING DINING KITCHEN

16' 7" x 12' 10" (5.05m x 3.91m) Fitted with a range of wall, base and drawer units with granite work surfaces, one and a half bowl sink drainer, integrated electric double oven, integrated microwave, integrated fridge freezer, integrated dishwasher, built in five ring gas hob, stainless steel overhead extractor fan, breakfast bar, feature radiator, door to utility room, skylights and PVCu double glazed French doors to outside.

UTILITY ROOM

Fitted with a range of wall and base units with laminate work surfaces, under counter space and plumbing for washing machine and space for American style fridge freezer.

STUDY

9' 6" x 9' 8" (2.9m x 2.95m) PVCu double glazed bay window to front elevation and radiator.

FIRST FLOOR LANDING

PVCu double glazed window to front elevation, cupboard, doors to three bedrooms and bathroom and stairs to first floor.

BEDROOM ONE

13' 0" x 11' 10" (3.96m x 3.61m) PVCu double glazed window to front elevation, radiator, open to dressing area.

DRESSING AREA

8' 3" x 4' 8" (2.51m x 1.42m) PVCu double glazed window to rear elevation, radiator, fitted wardrobes and door to en suite.

EN SUITE

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle, chrome ladder style radiator and PVCu double glazed window to rear elevation.

BEDROOM TWO

10' 3" x 9' 10" (3.12m x 3m) PVCu double glazed window to rear elevation, radiator and built in wardrobes.

BEDROOM THREE

9' 10" x 9' 0" (3m x 2.74m) PVCu double glazed window to front elevation, radiator and built in wardrobes.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over, chrome ladder style radiator and PVCu double glazed window to rear elevation.

SECOND FLOOR LANDING

Skylight, radiator and doors to two bedrooms and shower room.

BEDROOM FOUR

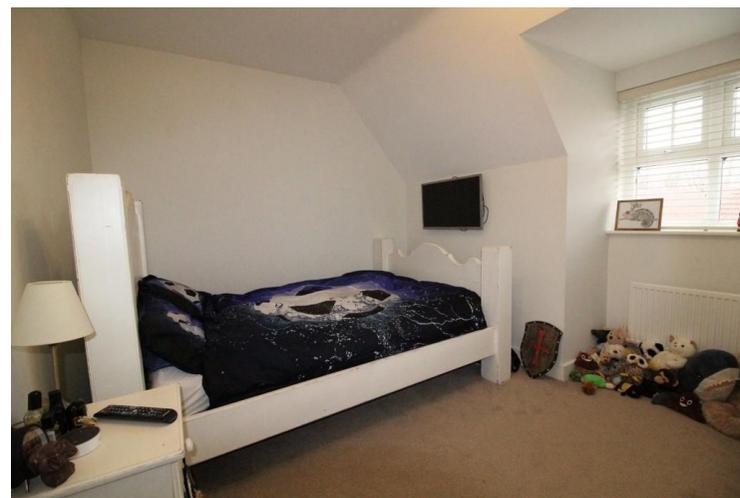
14' 4" x 11' 7" (4.37m x 3.53m) PVCu double glazed window to front elevation, skylight, radiator, fitted wardrobes and loft access.

BEDROOM FIVE

11' 10" x 8' 5" (3.61m x 2.57m) PVCu double glazed window to front elevation and radiator.

SHOWER ROOM







Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle, chrome ladder style radiator and skylight.

DOUBLE GARAGE

Detached double garage located to the side of the property, fitted with up and over door.

OUTSIDE

To the front of the property is a driveway providing off road parking for multiple cars with gate leading to back garden. To the rear of the property there is astro turf and a patio area leading to storage behind garage.

Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.



Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

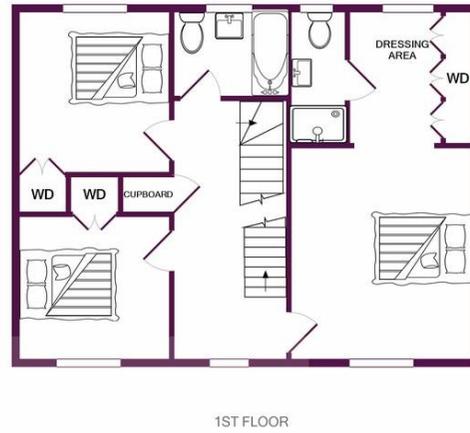
These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.



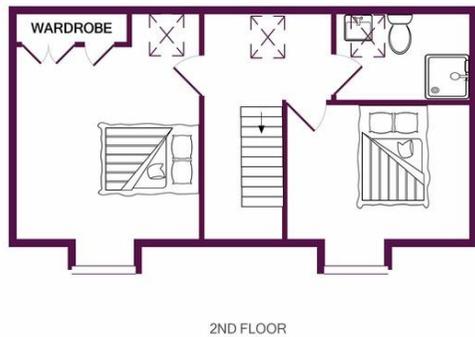
Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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COUNCIL TAX BAND

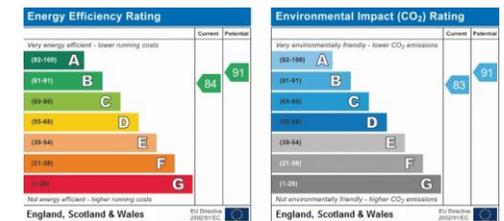
Tax band E

TENURE

Freehold

LOCAL AUTHORITY

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

