

## Ostlers Lodge Main Street, Mowsley, LE17 6NU



**£685,000**

'Ostlers Lodge' is an attractive modern detached residence located on a quiet back lane of the highly sought after village of Mowsley. It's neutral modern style of decor benefits from a high standard of fixtures and fittings and must be seen in person to be appreciated. It briefly comprises; hallway, ground floor wc, lounge, open plan living/dining/kitchen, utility room, landing, five bedrooms, master en-suite, guest en-suite and family bathroom. Outside the property has a block paved driveway to the front leading to an integral double garage and to the rear is an attractive lawned rear garden. Adams & Jones are delighted to offer the property for sale with no upwards sales chain to allow for a potentially swift completion.

*Service without compromise*

## Hallway



Composite double-glazed main entrance door. Oak flooring. Cloaks cupboard. Radiator.

Lounge 19'1" plus bay window x 12'1" (5.82m plus bay window x 3.68m)



UPVC double-glazed window to front. Aluminium bi-folding doors to the rear. Log burning stove fire. Radiator.



## Living/Dining/Kitchen



# ADAMS & JONES



Kitchen Area 13'4" max x 8'9" plus concealed recess (4.06m max x 2.67m plus concealed recess)



UPVC double-glazed window to side. Fitted range of wall and floor mounted units with granite worktops and sink inset. Two electric ovens. Gas hob with extractor hood over. Integrated dishwasher. Recessed space for American style fridge/freezer. Tiled splashbacks. Tiled flooring. Door to utility room.



Living/Dining Area 19'1" x 11'3" (5.82m x 3.43m)



Two designer vertical radiators. Four piece aluminium double-glazed bi-fold doors to rear. Oak flooring. Spotlights to ceiling.

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Utility Room 8'7" x 7'11" (2.62m x 2.41m)



Double-glazed side entrance door. Wall and floor mounted units with stainless steel sink. Space and plumbing for washing machine. Tiled flooring. Radiator.



Ground Floor WC



WC. Wash hand basin. Tiled floor. Radiator.

First Floor Landing



UPVC double-glazed window to front. Airing cupboard. Radiator.

Master Bedroom 22'6" x 16'7" max (6.86m x 5.05m max )



UPVC double-glazed window to front. Two UPVC double-glazed windows to side. Air conditioning unit. Two radiators.



Dressing Area



Double-glazed sky light. Built in wardrobe.

Master En-Suite



Double-glazed sky light. WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Tiled walls. Tiled flooring. Heated towel rail.



Bedroom Two 12'8" max into door recess x 12'2"  
(3.86m max into door recess x 3.71m)



UPVC double-glazed window to rear. Built in wardrobe. Radiator.

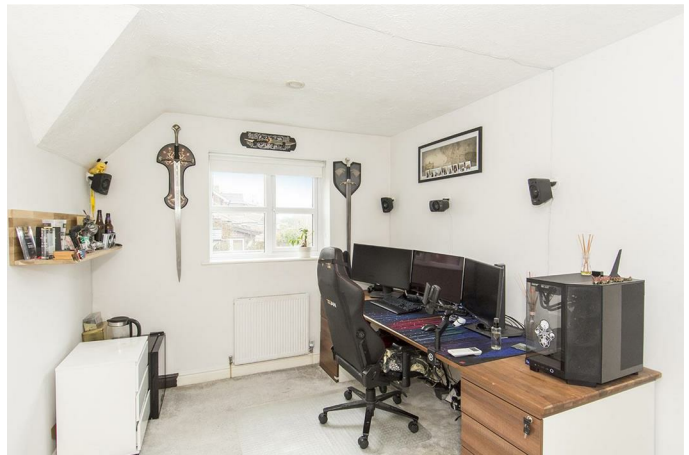


## Guest En-Suite

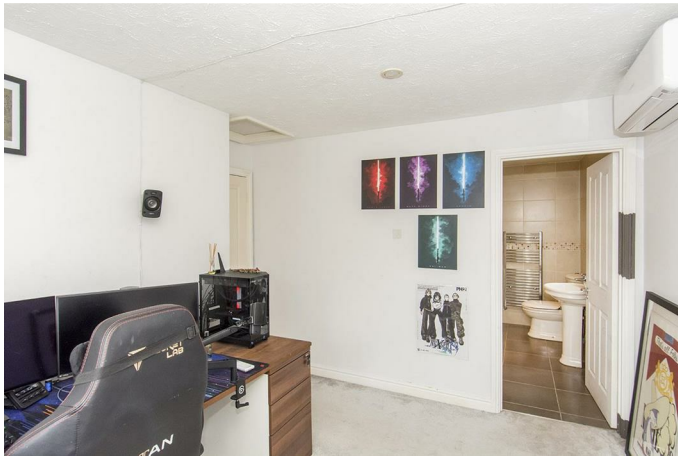


WC. Wash hand basin. Shower cubicle. Tiled walls. Tiled flooring. Heated towel rail.

## Bedroom Three 11'8" x 9'0" (3.56m x 2.74m)



UPVC double-glazed window to rear. Radiator. Door to Jack & Jill bathroom.



Bedroom Four 10'2" x 8'8" (3.10m x 2.64m)



UPVC double-glazed window to front. Built in wardrobes. Radiator.

Bedroom Five 8'4" x 7'5" (2.54m x 2.26m)



UPVC double-glazed window to rear. Built in wardrobes. Radiator.

Jack & Jill Bathroom 10'9" x 8'10" (3.28m x 2.69m)



UPVC double-glazed window to side. WC. Wash hand basin. Shower cubicle. Panelled bath. Tiled walls. Tiled flooring. Heated towel rail. Doors to bedroom three and landing.





## Front



Block paved driveway.

**Integral Double Garage 16'10" x 15'6" (5.13m x 4.72m)**

Electrically operated sectional vehicle access door. Power connected. Rear entrance door.

## Rear Garden



Mainly laid to lawn with timber decking. Pergola. Timber shed with power connected. Paved patio. Eight outdoor outlets.



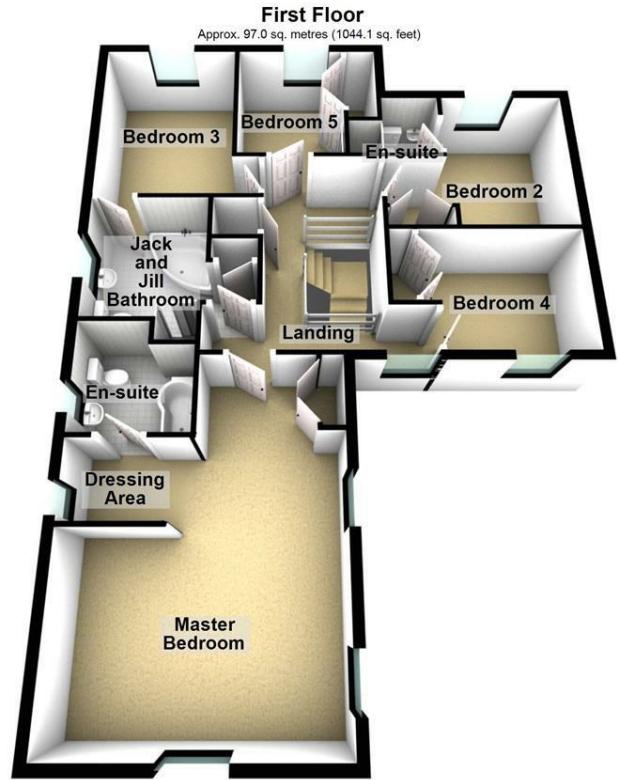
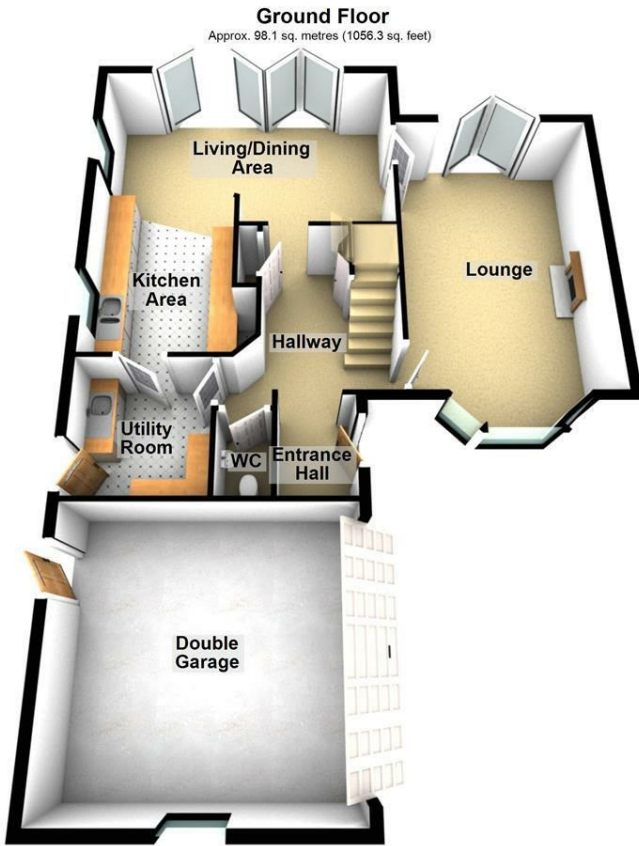
## Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a



charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

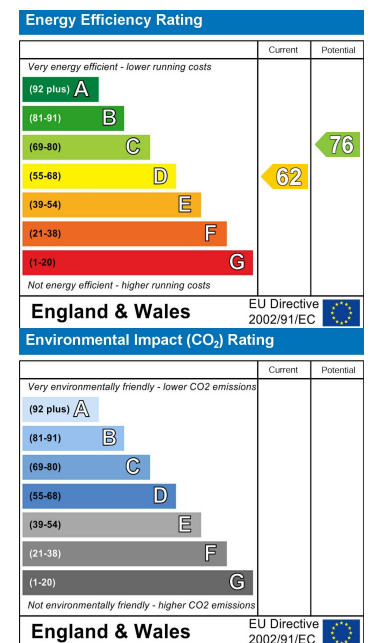


Total area: approx. 195.1 sq. metres (2100.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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