CASTLE ESTATES

1982

A SPACIOUS FIVE BEDROOMED DETACHED FAMILY RESIDENCE STANDING IN APPROXIMATELY THREE ACRES OF FORMAL GARDENS, PADDOCK AND WOODLAND WITH OPEN COUNTRYSIDE VIEWS TO BOTH FRONT AND REAR SITUATED IN A CONSERVATION AREA



WOODMANS COTTAGE LYCHGATE LANE
ASTON FLAMVILLE LE10 3AQ

Offers In The Region Of £925,000

- Entrance Hall
- Separate Sitting/Dining Room
- Well Fitted Dining Kitchen
- Five First Floor Bedrooms
- Approximately 3 Acres Formal Gardens, Paddock and Woodland
- Snug/Family Room
- Spacious Lounge
- Utility Room & Guest Cloakroom
- Two Family Bathrooms & Separate W.C.
- Open Countryside Views Front & Rear

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** IN NEED OF SOME FURTHER RENOVATION - CONSERVATION AREA ** A spacious detached family residence standing in approximately three acres of formal gardens, paddock and woodland with open countryside views to front and rear.

COUNCIL TAX BAND & TENURE

Blaby Council - Band F (Freehold).

ENTRANCE HALL

17'4 x 9'2 (5.28m x 2.79m)
having wooden side door and central heating radiator. Staircase to First Floor Landing.



SNUG/FAMILY ROOM

11'11 x 9'11 (3.63m x 3.02m)
having central heating radiator, original windows to side and front.





SITTING ROOM

14'1 x 12'1 (4.29m x 3.68m)

having central heating radiator, tv aerial point and original window to front.





LOUNGE

24 x 11'9 (7.32m x 3.58m)

having two concertina central heating radiators, feature panelled walls to half height, wood effect flooring, two original windows to front and original window to side.








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KITCHEN

20'9 x 9'1 (6.32m x 2.77m)

having range of Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap and rinser bowl, built in oven and mircowave, ceramic hob with cooker hood over, integrated fridge freezer, integrated dishwasher, beamed ceiling, central heating radiator and two windows to rear.











REAR LOBBY

9'2 x 3'7 (2.79m x 1.09m)
having feature beam and upvc double glazed door to Garden.

UTILITY ROOM

9'6 x 9'2 (2.90m x 2.79m)
having original window to side.

GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin and central heating radiator.

FIRST FLOOR LANDING

having original window.

BEDROOM ONE

awaiting measurement (awaiting measurement)
having panelled wall, concertina central heating radiator and original window.





BEDROOM TWO

14 x 12'1 (4.27m x 3.68m)

having concertina central heating radiator, panelled walls to half height and original window.



BEDROOM THREE

12'1 x 9'11 (3.68m x 3.02m)
having concertina central heating radiator and original window.





BEDROOM FOUR

12'1 x 9'10 (3.68m x 3.00m)
having central heating radiator and original window.



BEDROOM FIVE

8'11 x 7'2 (2.72m x 2.18m)
having central heating radiator and original window.

BATHROOM

9'10 x 6'2 (3.00m x 1.88m)

having white suite including corner shower cubicle, vanity unit with wash hand basin, panelled bath, low level w.c., bidet, central heating radiator, chrome ladder style heated towel rail, oak effect flooring and half tiled walls.









SEPARATE SHOWER ROOM

having shower cubicle.

OUTSIDE

There is direct vehicular access through a single gate leading to a wide sweeping granite chip stone driveway with standing for numerous cars. A front garden with ranch style fencing, two lawns, flower and shrub borders, ornamental fish pond and overlooks open countryside. The side gardens with lawn and vegetable garden at the rear. Further lawned gardens to the rear with GARAGE (5.2m x 6m) having up and over door, roof storage/attic area, wood burning stove, power and light. The whole plot is approximately three acres including two acres of paddock and half an acre of wooded area. WASH ROOM having space and plumbing for washing machine, Belfast sink with hot and cold water.

OUTSIDE



OUTSIDE



OUTSIDE



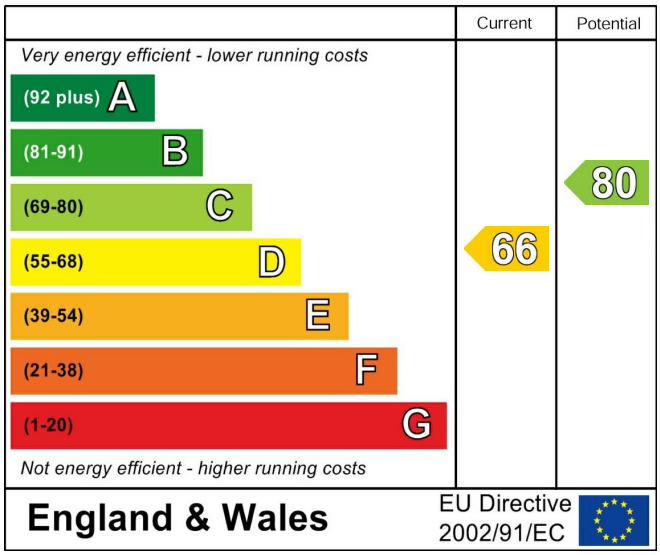
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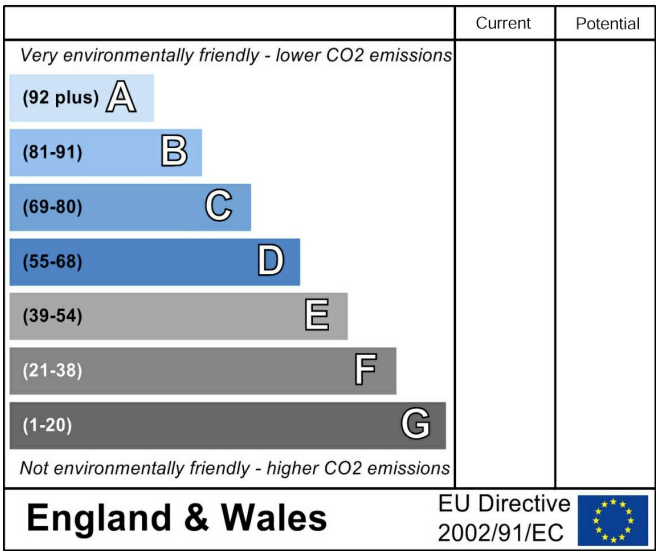
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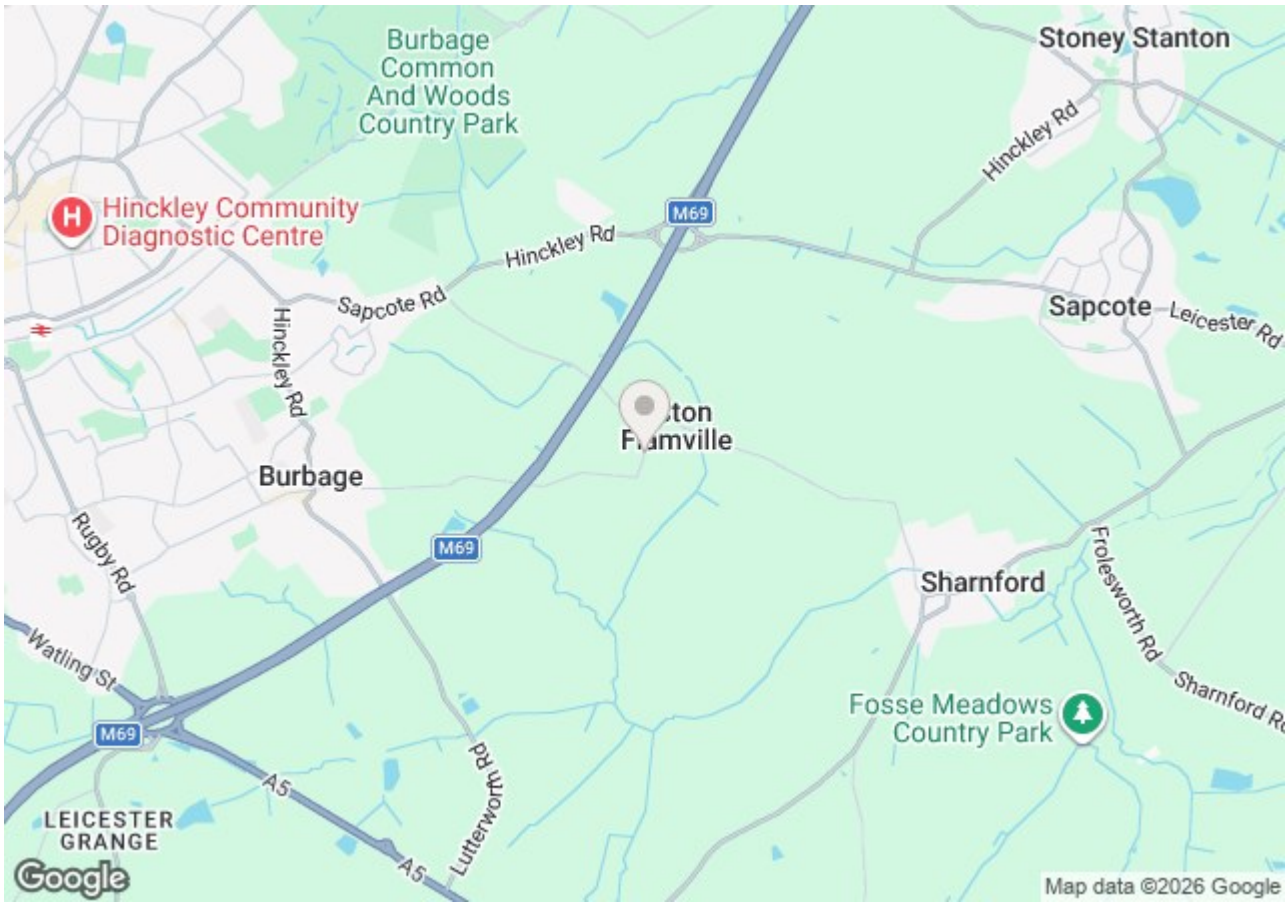


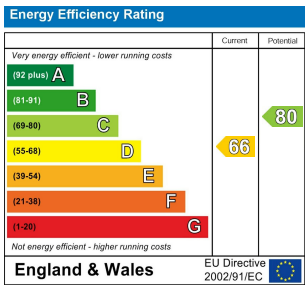
Energy Efficiency Rating

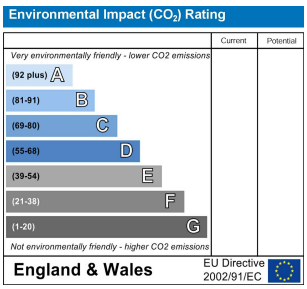


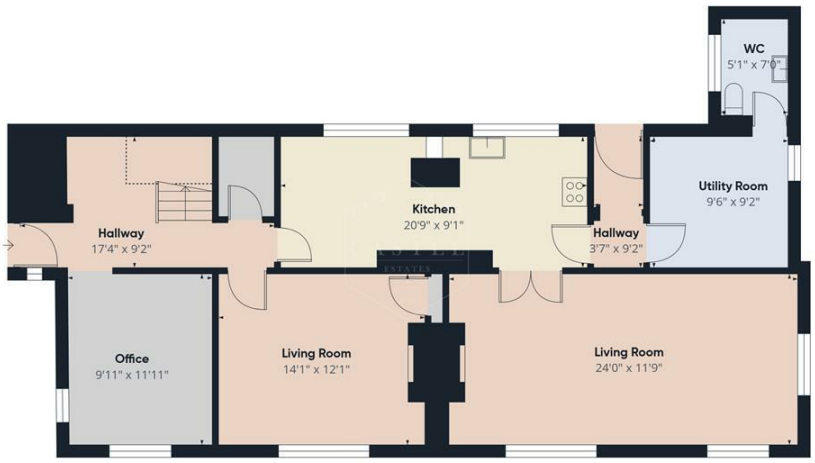
Environmental Impact (CO_2) Rating



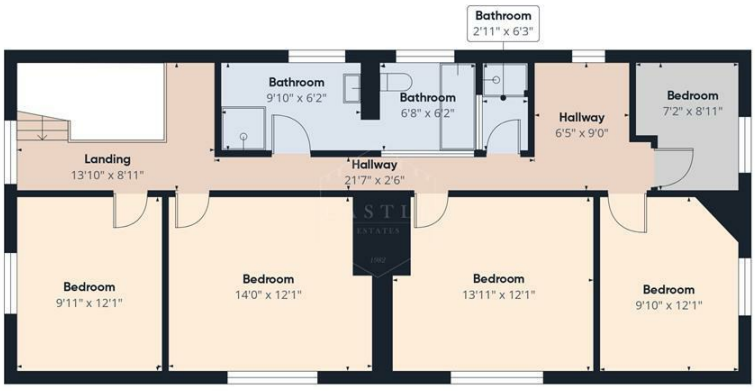








Floor 0



Floor 1



Approximate total area(1)

1979 ft²

Reduced headroom

18 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm