

# CASTLE ESTATES

1982

**A WELL PRESENTED AND 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**



## **PARK VILLA LYCHGATE LANE ASTON FLAMVILLE LE10 3AQ**

**Offers Over £900,000**

- Entrance Hall & Guest Cloakroom
- Characterful Snug/Sitting Room
- Ground Floor Family Room & Adjoining Bathroom
- Family Bathroom & Further Shower Room
- Off Road Parking & Large Brick Built Garage
- Attractive Lounge/Dining Room
- Recently Refitted Breakfast Kitchen
- Five Good Sized Bedrooms
- Separate Sauna
- Approximately 3 Acres Of Formal Gardens, Paddock & Woodland Area



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## VIEWING

By arrangement through the Agents.

## DIRECTIONAL NOTE

Travel from the centre of Aston Flamville and follow the road towards Burbage along Lychgate Lane. You will see this property on the right hand side, just before leaving the village.

## DESCRIPTION

A rare opportunity to purchase a detached family residence standing in approximately three acres of formal gardens, paddock and woodlands surrounded by open countryside, situated on the edge of the popular village of Aston Flamville within a conservation area. Viewing is essential.

The accommodation boasts of a side entrance porch, guest cloakroom, inner hall, attractive lounge/dining room, characterful snug/sitting room, recently refitted breakfast kitchen, further family room with adjoining bathroom. To the first floor there are five good sized bedrooms, sauna, modern family bathroom and a further shower room. Outside the property has ample off road parking, detached brick built garage, beautifully maintained and private gardens with outside wash room.

More specifically the well planned, oil fired centrally heated and secondary glazed accommodation comprises:

### SIDE ENTRANCE PORCH

6'6" x 3'3" (2m x 1m)

having solid oak front door and mat well.

### GUEST CLOAKROOM

having white low level w.c., wash hand basin, alarm control panel and useful understairs storage cupboard.

### INNER HALL

10'9" x 5'10" average width (3.3m x 1.8m average width )

having central heating radiator, feature 'dog leg' staircase to the first floor landing, cloakroom housing the oil fired condensing boiler for central heating and domestic hot water.



### LOUNGE/DINING ROOM

23'11" x 12'1" (7.3m x 3.7m )

having feature inglenook fireplace with beam, open Jet Master wood burner fire with canopy over and stone hearth, two central heating radiators and tv aerial point. Secondary glazed windows overlooking the open countryside.

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LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



**SNUG**

14'9" x 11'9" (4.5m x 3.6m )

having feature brickette fireplace with open Jet Master wood burner fire and tv shelf, beamed ceiling and central heating radiator.



**SNUG**



## KITCHEN

9'10" x 9'2" (3m x 2.8m )

having range of Shaker style cream units including base units, drawers and wall cupboards, matching ceramic granite effect work surfaces and upstand, inset stainless steel sink with rinser bowl and mixer tap, built in double oven and combination microwave and warming drawer, halogen hob with splashback and cooker hood, integrated dishwasher and integrated fridge.



## KITCHEN



## BREAKFAST AREA

20'8" x 8'10" (6.3m x 2.7m )

having two picture windows overlooking the rear garden, central heating radiator, beamed ceiling and feature archway.



## REAR PORCH

9'2" x 3'3" (2.8m x 1m )

having upvc double glazed rear entrance door, ceramic tiled floor with mat well.

## FAMILY ROOM

21'7" x 9'2" (6.6m x 2.8m )

having central heating radiator, feature beam, built in storage, further cupboards, vanity with wash hand basin. Secondary glazed windows with views overlooking countryside.



## FAMILY ROOM



## INNER PORCH AREA

leading to Bathroom.

## BATHROOM

6'10" x 4'11" (2.1m x 1.5m )

having panelled bath, pedestal wash hand basin, low level w.c., central heating radiator, access to the roof space and fan heater.



### FIRST FLOOR LANDING

42'7" long x 3'3" average width (13m long x 1m average width )  
having balustrading, access to the roof space and central heating radiator.



### DRESSING AREA

5'2" x 3'3" (1.6m x 1m)  
having built in airing cupboard housing the hot water cylinder and immersion heater.

### BEDROOM ONE

12'1" x 11'9" (3.7m x 3.6m )  
having central heating radiator, three double and two single wardrobes, bridging cupboards and bedside niche shelving. secondary glazed window with views overlooking countryside.





**BEDROOM ONE**



**BEDROOM TWO**

14'5" x 11'9" (4.4m x 3.6m )  
having central heating radiator.



## BEDROOM TWO



## BEDROOM THREE

12'1" x 9'10" (3.7m x 3m )

having vanity unit with wash hand basin and central heating radiator.



**BEDROOM THREE**



**BEDROOM FOUR**

12'5" x 9'10" (3.8m x 3m )  
having central heating radiator.



## BEDROOM FIVE

8'10" x 7'6" (2.7m x 2.3m )  
having central heating radiator.



## BATHROOM

17'8" x 6'6" (5.4m x 2m )  
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, Karndean oak effect flooring and half tiled walls.



**BATHROOM**



**BATHROOM**



**SHOWER ROOM**

having fully tiled shower cubicle.

**PINE SAUNA**

5'2" x 3'11" (1.6m x 1.2m )



**PINE SAUNA**



## 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**





**OUTSIDE**



**OUTSIDE**



OUTSIDE



OUTSIDE



**OUTSIDE**



**OUTSIDE**



**OUTSIDE - WASH ROOM**

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

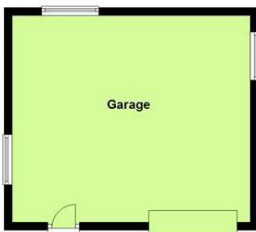
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**Ground Floor**

Approx. 136.7 sq. metres (1471.4 sq. feet)



**First Floor**

Approx. 95.1 sq. metres (1023.8 sq. feet)



Total area: approx. 231.8 sq. metres (2495.2 sq. feet)

## **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 12.00 pm

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