





# Pottery Lane Lount

- Modern five double bedroom detached family house
- Well-presented modern living space set over three floors
- Fully fitted kitchen with island unit
- Guest bedroom with en suite and a walk-in wardrobe
- Main bedroom boasting a wealth of space with dressing room
- Off-road parking and a detached double garage
- Oak framed canopy porch
- Covered pergola to the rear with a feature brick open fire
- EPC Rating C / Council Tax Band E / Freehold

Nestled in the charming area of Pottery Lane, Lount, this stunning detached house offers a perfect blend of modern living and spacious comfort. Built in 2015, the property boasts an impressive 2,334 square feet of well-designed space, making it an ideal family home.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The bright and airy atmosphere throughout the home is enhanced by large windows that allow natural light to flood in, creating a warm and welcoming environment.

The property features five generously sized bedrooms, ensuring that there is plenty of room for family and guests alike. The main suite is particularly noteworthy, complete with a dressing room and en suite that adds a touch of luxury to your daily routine. With three modern bathrooms, morning rush hours will be a breeze, accommodating the needs of a busy household.

Outside, the property offers parking for up to six vehicles, a rare find that adds convenience for families with multiple cars or guests. The well-maintained exterior complements the contemporary design of the home, making it a delightful place to return to after a long day.

This exceptional property on Pottery Lane is not just a house; it is a home that promises comfort, style, and practicality. With its modern features and spacious layout, it is sure to appeal to those seeking a high-quality living experience in a desirable location. Do not miss the opportunity to make this beautiful house your new home.





## General Description

Alexanders offer to the market a contemporary five double bedroomed detached family house occupying a superb end plot in the sought-after village of Lount. The property was built by Bellway Homes in 2015 to the attractive double fronted Bosworth design and was the former show home of the development benefiting several upgrades throughout the property.

## Accommodation

Internally is a well-presented modern living space set over three floors to comprise; entrance hall, a bay fronted sitting room with internal double doors leading through to a living kitchen which spans across the rear of the ground floor and incorporates a fully fitted kitchen with island unit and breakfast bar. There is also a utility room and wc. Upstairs you will find four generous double bedrooms and a contemporary four-piece family bathroom. The guest bedroom benefits from an en suite shower room and a walk-in wardrobe. The main bedroom suite occupies the second floor and incorporates a beautiful double bedroom, dressing room with fitted wardrobes, and an en suite with twin basins.

## Gardens and Grounds

Outside, there is a double width driveway with off-road parking for four vehicles to the right hand side of the property which in turn leads to a detached double garage. The front door surrounded by an oak framed canopy porch and low maintenance gardens, with the rear gardens having undergone extensive landscaping with split level artificial lawned area, paved seating areas and a covered pergola with a feature brick open fire.

## Location

Lount lies adjacent to the National Forest and Staunton Harold estate with its parkland open to the public. Whilst enjoying a rural location and surrounded by beautiful countryside, the thriving and historic market town of Ashby De La Zouch is a short 3 miles away which offers a wealth of amenities, excellent local schooling and is perfectly positioned for access to Nottingham and Birmingham via the M42/M1/M6 road network, and East Midlands airport is also close by.

## Method of Sale:

The property is offered for sale by Private Treaty.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure

Freehold.

## Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

## Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.









Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

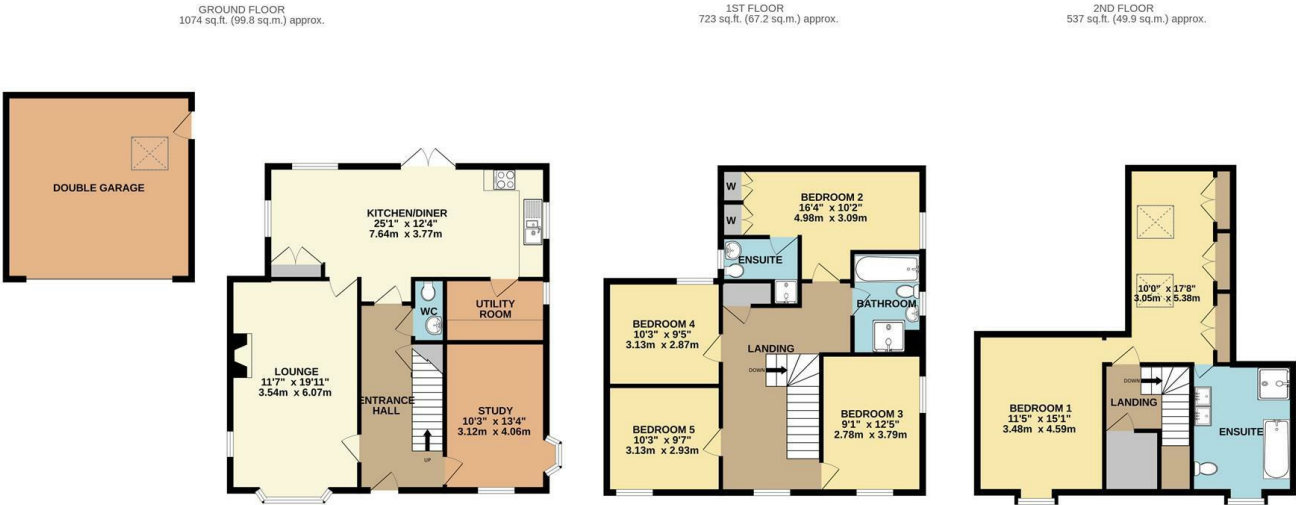
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 2334 sq.ft. (216.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	80	83





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