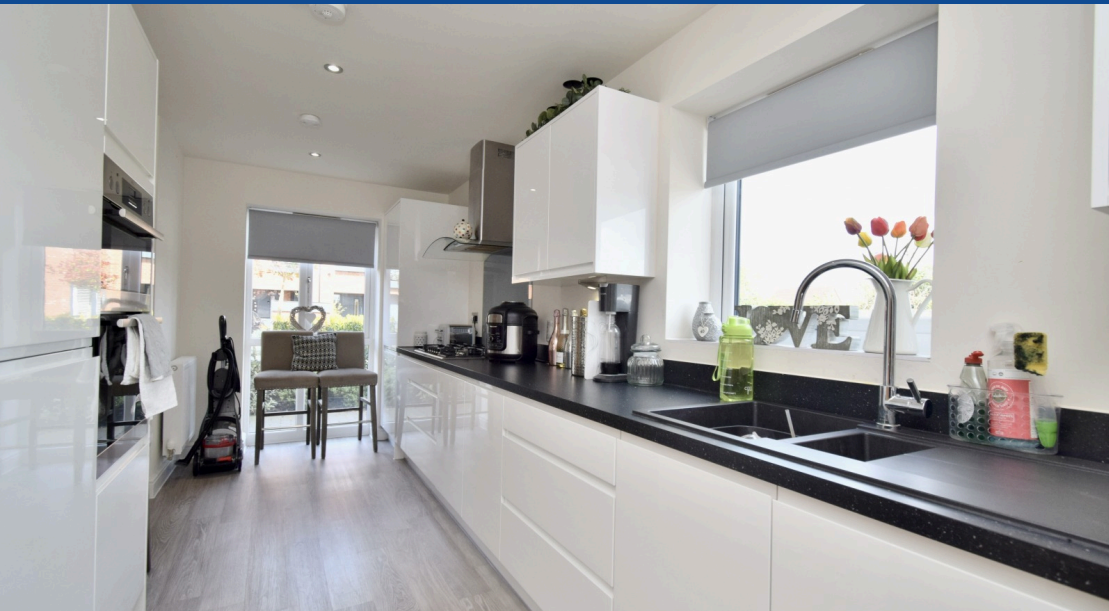




 **3**  
Bedrooms

 **3**  
Bathrooms





Kings are excited to present this lovely three-bedroom en-terraced new build house on Millstone Drive located in the Ashby-de-La-Zouch area in Leicestershire. This property is situated within a quiet gated community on the outskirts of Leicester based within Ashby-de-La-Zouch, the location has its benefits being within a short distance to Ashby town centre and local amenities including shops, supermarkets, schools (namely Ivanhoe School/College, Ashby School and local nurseries) and places of worship. The layout of this property is unique in the fact its has three floors split into the first floor consisting of the kitchen, downstairs wc and reception room, the second floor consists of a large living room, double bedroom and family bathroom, and a third floor consisting of two double bedrooms with their own en-suites.

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As you enter the property you are welcomed by a short entrance hallway granting access to the kitchen, downstairs wc and stairway. The kitchen takes up the right side of the property and is a newly fitted high spec kitchen with all integrated appliances including an oven/hob, dishwasher and fridge/freezer, double-glazed windows to the front and the side, wall mounted radiator, access to a storage cupboard and rear double door access to the first reception room. The first reception room in the property stretches the rear of the ground floor consisting of hardwood flooring, rear double door garden access, access to the under-stair storage and a wall mounted radiator.

The first floor of the property has a spacious layout including the landing area, bedroom, family bathroom and large living area. Bedroom three is located on this floor being the smallest out of the three double bedrooms, consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator. The family bathroom is found at the top of the stairs consisting of tiling throughout, a bath/shower, sink and toilet. The living area takes up an L-Shape layout making it an ideal dining space as well for the occupants, this section of the property consisting of carpeted flooring, two front facing double-glazed windows flooding the room with natural light and wall mounted radiators.

The second and final floor of the property consists of the remaining two bedrooms and a storage cupboard. Bedroom one is the master bedroom in the property being the bigger out of the three double bedrooms and is located at the front of the property consisting of carpeted flooring, a fitted sliding wardrobe, a front facing double-glazed window, wall mounted radiator and access to an en-suite (shower, sink, toilet and velux window). Bedroom two is a double bedroom which mirrors bedroom one, however this bedroom doesn't include the fitted wardrobe and is slightly smaller in size but contains the same features including access to their own private en-suite.

This property is one not to miss out on as it is located away from the busy city life and hosts additional benefits including two allocated parking spaces, a gated community, backs onto a primary school, gas central heating, double-glazing throughout and is available with no chain!!!! Available by appointment only. Call Kings now 0116 352 7012!!!!

Property Info

Ground Floor

**Kitchen:** 5.39m x 2.43m (17'8" x 8') – high spec kitchen with all integrated appliances including an oven/hob, dishwasher and fridge/freezer, double-glazed windows to the front and the side, wall mounted radiator, access to a storage cupboard and rear double door access to the first reception room.

**Reception Room:** 3.62m x 4.66m (11'11" x 15'4") – stretches the rear of the ground floor consisting of hardwood flooring, rear double door garden access, access to the under-stair storage and a wall mounted radiator.

## First Floor

**Living Room:** 5.46m x 4.66m (17'11" x 15'4") – L-Shape layout making it an ideal dining space as well for the occupants, this section of the property consisting of carpeted flooring, two front facing double-glazed windows flooding the room with natural light and wall mounted radiators.

**Bedroom Three:** 3.54m x 2.41m (11'7" x 7'11") – double bedroom located at the rear of the property, consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

**Bathroom:** 1.70m x 2.14m (5'7" x 7') – found at the top of the stairs consisting of tiling throughout, a bath/shower, sink and toilet.

## Second Floor

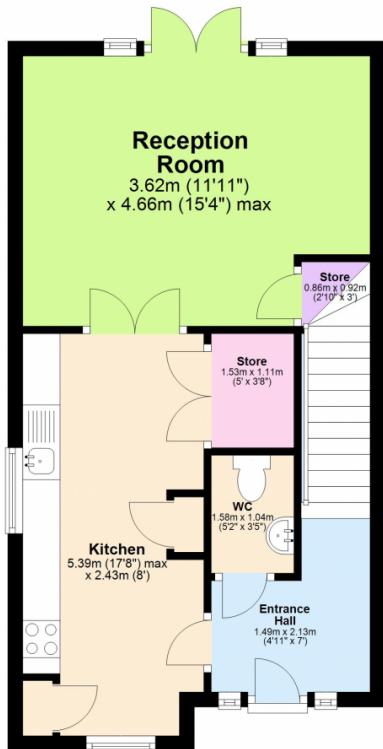
**Bedroom One:** 3.88m x 1.59m (15'11" x 11'11") – master bedroom in the property being the bigger out of the three double bedrooms and is located at the front of the property consisting of carpeted flooring, a fitted sliding wardrobe, a front facing double-glazed window, wall mounted radiator and access to an en-suite (shower, sink, toilet and velux window).

**Bedroom Two:** 4.15m x 2.83m (13'7" x 9'3") – double bedroom located at the rear of the property consisting of carpeted flooring, wall mounted radiator and access to an en-suite (shower, sink, toilet and velux window).



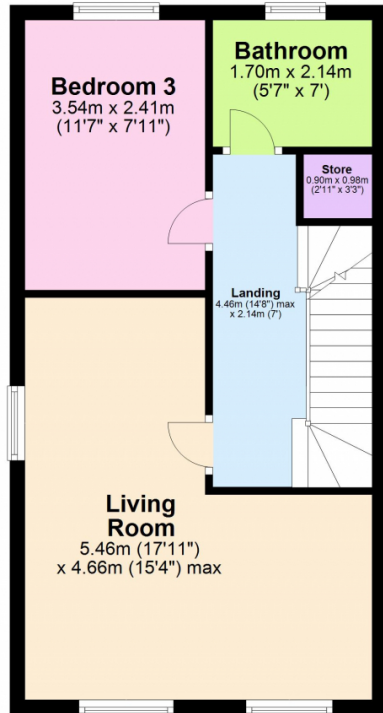
**Ground Floor**

Approx. 40.9 sq. metres (439.8 sq. feet)



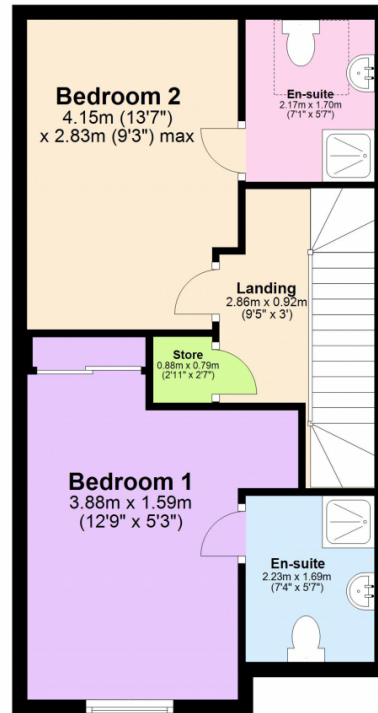
**First Floor**

Approx. 42.5 sq. metres (457.4 sq. feet)



**Second Floor**

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 124.9 sq. metres (1344.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

