



13 Ashby Road,
Stapleton,
LE9 8JF



£235,000

GENERAL

A well presented semi detached house which has been improved with considerable style by the present owner in recent years. On the ground floor there is a wonderful sitting room with wood burning stove, a good sized living kitchen and family bathroom. On the first floor there are three bedrooms, two of which are doubles. Outside, there is a block paved parking area to the front of the house and a good sized garden to the rear.

LOCATION

Stapleton is a small village located between Market Bosworth and Hinckley. There is a village pub, church and active community hall. Nearby there is an excellent farm shop and garden centre. More extensive amenities can be found in Market Bosworth including a choice of private and state schooling, some interesting specialty shops and restaurants centred on the market place together with a marina and numerous sports clubs. There are lovely walks in the area through the Bosworth battlefield and along nearby tow paths. Stapleton is well located for access to the Midlands motorway network and mainline stations including Nuneaton, Rugby and Leicester.



THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance area.

ENTRANCE AREA

Opening off which is the sitting room.

SITTING ROOM

15'4" x 13'5"

A stylish room with large bay, the focal point of the room is the fireplace housing a wood burning stove with heavy timber mantel. There is a wood effect floor. Central heating radiator.

LIVING KITCHEN

20' x 12'2" red to 6'6"

A superb open plan living space. The kitchen area is fitted with a comprehensive range of contemporary base and wall units with soft closing doors and integrated appliances include a four ring induction hob with extractor over, oven, microwave and dishwasher. There is a tile finish to the floor, under counter lighting and door to garden.

BATHROOM

There is a suite comprising a bath with shower over, wash hand basin and low flush lavatory. There is a heated towel rail and plumbing for a washing machine.

ON THE FIRST FLOOR

Stairs rise from the living kitchen to the landing. Opening off the landing are the bedrooms.

BEDROOM ONE

13'7" x 10'

There is coving to the ceiling and a storage cupboard. Central heating radiator

BEDROOM TWO

10'6" x 9'3"

Overlooking garden. Fitted cupboard. Central heating radiator.

BEDROOM THREE

16'2" x 5'5" max

Overlooking garden. There is a fitted cupboard and an additional high level storage cupboard. Central heating radiator.

OUTSIDE

To the front of the house there is a block paved parking area, a wrought iron gate opens onto a path leading to the garden .

THE GARDEN

The garden to the rear is principally lawned with flower and herbaceous borders. At the far end of the garden there is a terraced area. A summer house is included in the sale.

COUNCIL TAX

HBBC Tax Band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Ground Floor



1st Floor



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