



11 Alton Way,
Ashby-De-La-Zouch,
Leics LE65 1ER



£375,000

GENERAL

A delightful family house with a beautiful south facing garden. No. 11 Alton Way has spacious accommodation including an open plan sitting room with wood burning stove which opens directly into a dining area. There is also a wonderful garden room, cloakroom and kitchen on the ground floor. On the first floor, there are four bedrooms together with a shower room. Outside, there is a cleverly landscaped garden, driveway and garage.

LOCATION

The historic market town of Ashby de la Zouch is a charming, bustling town within the National Forest and enjoys an excellent choice of local amenities. There are ample leisure facilities within Ashby and a selection of good quality secondary schools and primary schools. The town is convenient for commuters, with quick access across the region via major A roads and to other arterial routes such as the M1 and M42. East Midlands Parkway provides rail access to London St Pancras.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into the reception hall.



RECEPTION HALL

Stairs rising to the first floor with an understairs storage cupboard, wood effect flooring. Central heating radiator.

CLOAKROOM

With low flush lavatory and wash hand basin.

SITTING ROOM

20'10" x 13'10"

A delightful room, the focal point of which is the wood burning stove. Central heating radiator. Sliding doors into the garden room. Opens into a dining area creating a superb open plan living space.

DINING AREA

10'9" x 6'7"

Central heating radiator.

GARDEN ROOM

14'10" max x 8'9"

There is a real feeling of space in this room as there is a full height half vaulted ceiling with two roof lights and two central heating radiators. Sliding patio door into the garden.

KITCHEN

11'6" x 8'7"

Overlooking the garden. The kitchen is fitted with a comprehensive range of base and wall cabinets with integrated appliances including a double oven and four ring gas hob. There is space and plumbing for a dishwasher, tiled finish to floor and inset sink and drainer unit. Door to outside.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

BEDROOM ONE

12' x 11'5"

Built in Wardrobe. Central heating radiator.

BEDROOM TWO

12' x 10'10"

A good size double bedroom with fitted wardrobe. Central heating radiator.

BEDROOM THREE

8'6" x 6'6"

Overlooking the garden. Central heating radiator.

BEDROOM FOUR

8'8" x 8'5"

Overlooking garden. Linen cupboard. Central heating radiator.

FAMILY SHOWER ROOM

There is a walk in shower enclosure with rainfall and hand held shower attachments, wash hand basin and low flush lavatory. Central heating radiator.

OUTSIDE

The house is well set well back from the road. There with lawn to one side, opening onto which is the GARAGE. There is gated access to the rear garden.

THE MAIN GARDEN

The south facing rear garden has been cleverly landscaped with a decking area arranged over two levels ideal for alfresco dining and entertaining. The remainder of the garden is lawned. To the side of the house the owner has created a sheltered bar area.

COUNCIL TAX BAND

N.W Leicester Council Tax Band D.

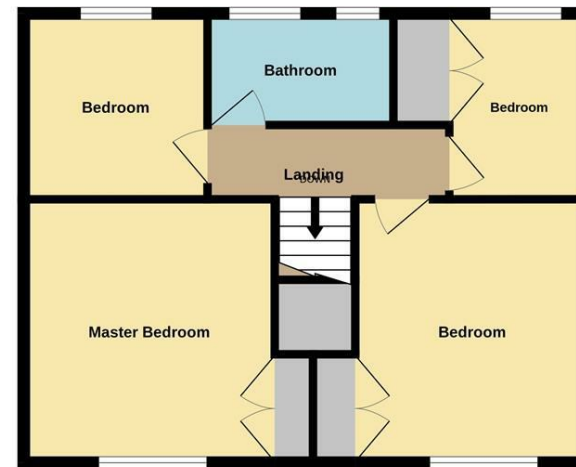




Ground Floor



1st Floor



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.
Made with Metropix ©2025



Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk