



Lawton Road

Blackford

LAWTON ROAD



# Lawton Road

## Blackfordby

- Detached family home, built in 2021
- Being sold with remainder of NHBC warranty
- Two reception rooms
- Open plan living kitchen
- Four double bedrooms
- Two ensuites and family bathroom
- Landscaped low maintenance rear gardens
- Detached double garage and driveway
- EPC Rating B / Council Tax Band F / Freehold

### General Description

Alexanders of Ashby-de-la-Zouch offer to the market a four double bedroomed detached family home in a corner plot with a detached double garage and landscaped gardens. The property is nearly new, completed by Davidson Homes in the summer of 2021 to the Winchester Design, and is being sold with the remainder of its NHBC warranty.

Internally, the interiors are clean and contemporary supported by well-proportioned rooms and a beautiful open-plan kitchen. The owners have taken great care to ensure the property has been kept in exceptional order throughout with immaculate living space and the rear gardens have been beautifully landscaped with raised decked area, artificial lawn, and large seating terrace.





## Accommodation

The accommodation comprises: entrance hall with vaulted ceiling and stairs rising to a light-filled galleried landing and double internal doors into a dual aspect sitting room with French doors opening out onto rear gardens. The beautiful open-plan kitchen and living space incorporates a contemporary kitchen with large island unit and a range of integrated appliances, dining area with French doors opening out onto gardens and a seating area. There is also separate utility room, home office, w.c. and understairs cupboard.

Upstairs you will find four double bedrooms and a contemporary four-piece family bathroom. Three of the bedrooms boast fitted wardrobes and the two larger bedrooms have ensuite facilities. To the front of the property is a large double width driveway providing ample off-road parking and access to a detached double garage.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

## Tenure

Freehold.

## Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band F.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## 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.

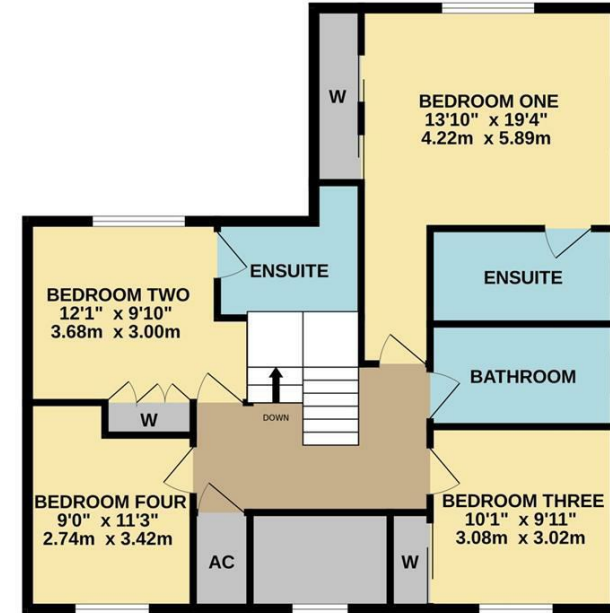
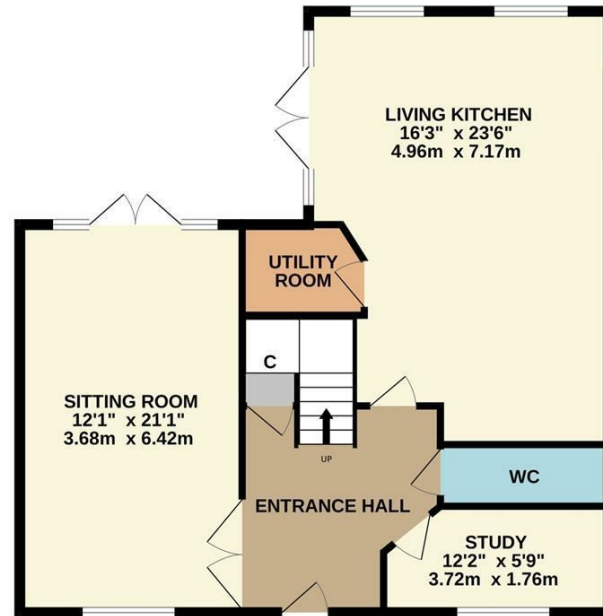
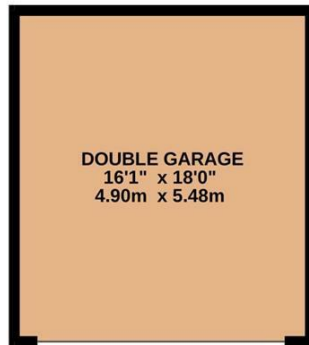
## Money Laundering

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.





Altra Interiors



TOTAL FLOOR AREA : 2014 sq.ft. (187.1 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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Viewing by appointment only

**Alexanders**

22 Market Street  
Ashby-de-la-Zouch  
LE65 1AL

Telephone Sales: 01530 413126  
Email: ashby@alexanders-estates.com

### Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.  
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.  
General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

