

Alexanders



Furnace Lane

Castle Gresley



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- A modern end terrace home with no upward chain
- Situated within this popular development
- Contemporary interiors throughout
- Modern fitted kitchen/breakfast room
- Spacious sitting/dining room
- Three good sized bedrooms
- Family bathroom and ensuite
- Driveway to side and south facing rear gardens
- EPC Rating B (83) / Council Tax Band C / Freehold

General Description

Alexanders of Ashby-de-la-Zouch offer to the market with no upward chain this beautifully maintained three bedroom end terrace property, built by St. Modwen Homes in 2019. The property is situated in the popular Manorfields Development in the village of Castle Gresley. There are excellent road links via the A511 and A444 providing access to Burton upon Trent, Ashby-de-la-Zouch, Tamworth and Birmingham.

Offering modern and contemporary interiors throughout this property is presented in 'turn key' condition and is well suited to first time buyers, families or investors alike.

Internally the property has an inviting entrance hallway, downstairs w/c, modern fitted kitchen/breakfast kitchen finished in a high gloss white units. The main sitting/ dining room to the rear of the property has uPVC French patio doors out onto the seating terrace.

Upstairs is a spacious landing leading to three good sized bedrooms and a family bathroom. The main bedroom benefits from a separate ensuite shower room.

Externally there is a small garden to the front with box hedging and a spacious driveway to the side offering ample off road parking with gated access to the rear garden. The rear garden is fully enclosed and south facing being mainly laid to lawn with patio area, bar area and raised decked seating area to the right hand side.



Accommodation

Entrance Hall

W/C

Kitchen/Breakfast Room

6'9 x 12'10 (2.06m x 3.91m)

Lounge/Diner

14'4 x 15'8 (4.37m x 4.78m)

First Floor

Bedroom One

10'11 x 12'10 (3.33m x 3.91m)

Ensuite

Bedroom Two

8'6 x 12'3 (2.59m x 3.73m)

Bedroom Three

5'7 x 11'2 (1.70m x 3.40m)

Bathroom

Viewings

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

Tenure

Freehold.

Local Authority

South Derbyshire District Council, Civic Way, Swadlincote, Derbyshire, DE11 0AH (Tel: 01283 595795). Council Tax Band C.

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.





TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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Alexanders

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 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.