



Flora Grove

Ashby-De-La-Zouch



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- A lovingly maintained detached three storey family home
- Situated on the popular Hastings Park development
- Spacious dual aspect sitting room, separate dining room
- Modern fully fitted kitchen/diner, utility and W.C
- Five generously sized bedrooms and two bathrooms
- Main bedroom with dressing room and ensuite
- Landscaped rear garden and detached double garage
- Within walking distance of Ashby Town Centre
- EPC Rating C / Council Tax Band F / Freehold

General Description

A beautifully presented substantial family home constructed in 2014 by Messrs David Wilson Homes positioned on the popular Hastings Park Development within a 15 minute walk from the Market Street and all of its associated amenities.

The rear gardens have been completely re-landscaped to incorporate lawn, two seating terraces, as well as under cover pergola with hot tub beneath included in the sale, lawned area, plus driveway with parking for at least four vehicles and a detached double garage.

The property is located near to excellent schooling options locally and the M42 motorway link gives unrivalled access to Nottingham and Birmingham. Nearby Tamworth train station gives access to London St Pancras International in around an hour for commuters.

Location

The town offers superb schooling and a host of amenities to include a picturesque high street with boutique shops and delicatessens. Whilst enjoying a rural location and surrounded by beautiful countryside the town is superbly positioned for commuting both locally and further afield.





Accommodation

The internal accommodation extends to an impressive 1820 square feet laid across three floors and all centred around a generous entrance hall, first floor and second floor landing areas. Expect to find large front to back sitting room with feature fireplace and French door to the rear, formal dining room/ playroom, fully fitted kitchen-/diner with velux windows and French doors to the rear garden, utility room and W.C. complete the ground floor.

To the first floor there are three double bedrooms, all with fitted wardrobes. The main bedroom is impressive in size and leads into a dressing area and in turn to the en suite shower room. There is also a useful airing cupboard and family bathroom.

On the second floor are two further double bedrooms, the larger with another set of fitted wardrobes and shower room off the landing.

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

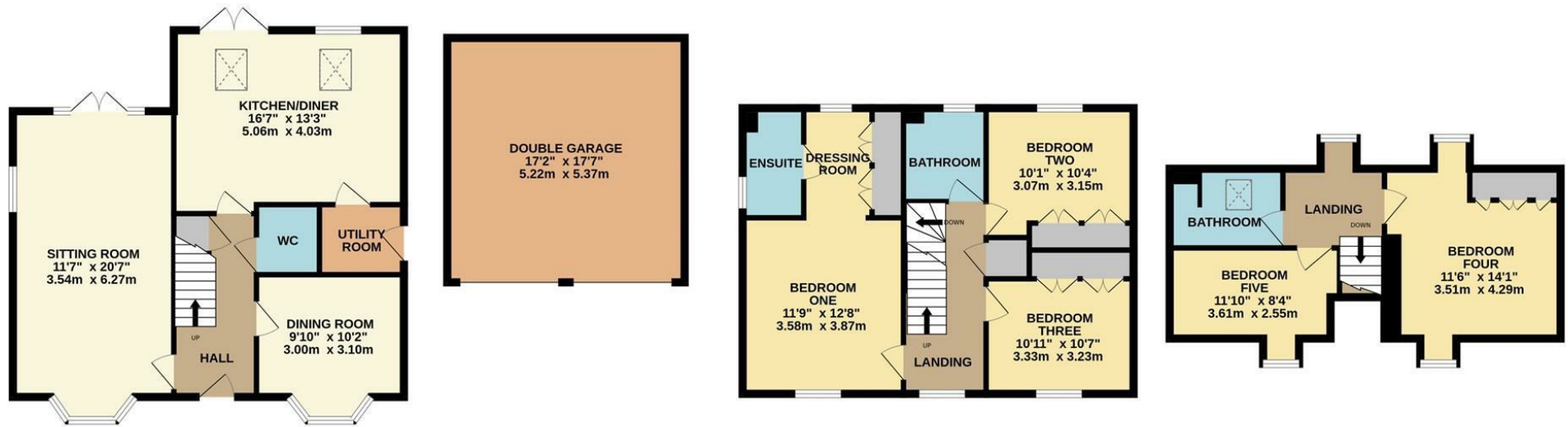
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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.







TOTAL FLOOR AREA : 1920 sq.ft. (178.4 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

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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.

