

Alexanders

Flora Grove

Ashby-De-La-Zouch



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- Well-presented family home built by David Wilson Homes
- Popular Hastings Park development in Ashby-de-la-Zouch
- Laid over three spacious floors
- Four impressive double bedrooms
- Family bathroom and en suite
- Kitchen/diner with bay window
- Allocated parking and single detached garage
- Council Tax D / EPC rating C / Freehold

General Description

Alexanders of Ashby offer to market this delightful and well-presented four double bedroomed modern home on the popular Hastings Park development in Ashby-de-la-Zouch. The property was constructed by David Wilson Homes and is presented in excellent condition by the current owner.

Location

This lovely home enjoys a fantastic position in a small row of modern houses set back from the road. There is allocated parking and single detached garage to the back of the private rear garden which has been completely re-landscaped for the ease of maintenance, laid to artificial lawn with paved seating area and raised decking.

The property is a short walk from the revered market town of Ashby with a full host of local amenities centred around a beautiful market street. There is an excellent choice of state schooling locally, and the secondary school is a short walk from the property. It is also positioned within easy commuting distance of Nottingham, Leicester and Birmingham via the M42 motorway network.



Accommodation Summary

Internally, expect to find bright and modern living space laid across three floors. The accommodation comprises: entrance hall, WC, fitted kitchen/ diner with bay window to the side elevation. Further to this is a stylish living room with double doors through to the garden room. On the first floor you will find two double bedrooms and en-suite. And again on the second floor there are further two double bedrooms, the larger of which benefits from family bathroom facilities. Noting all bedrooms house fitted wardrobes.

Viewings

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

Tenure

Freehold.

Services

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

Local Authority

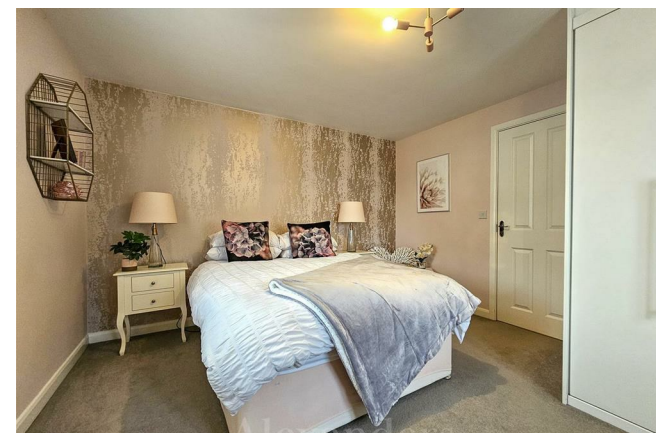
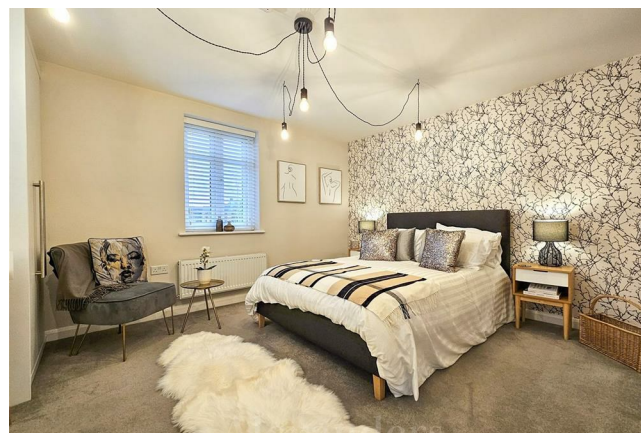
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band D.

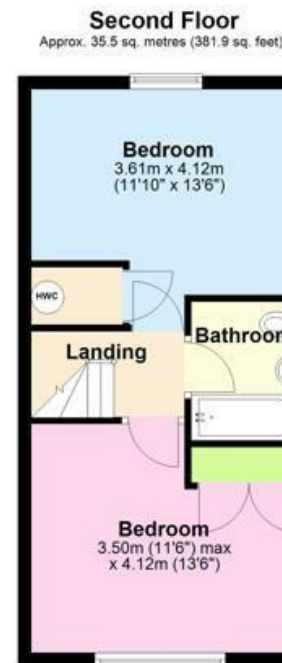
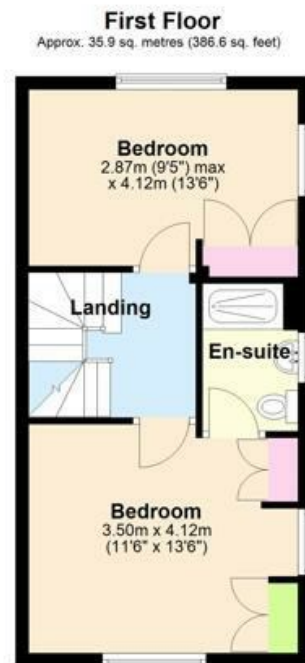
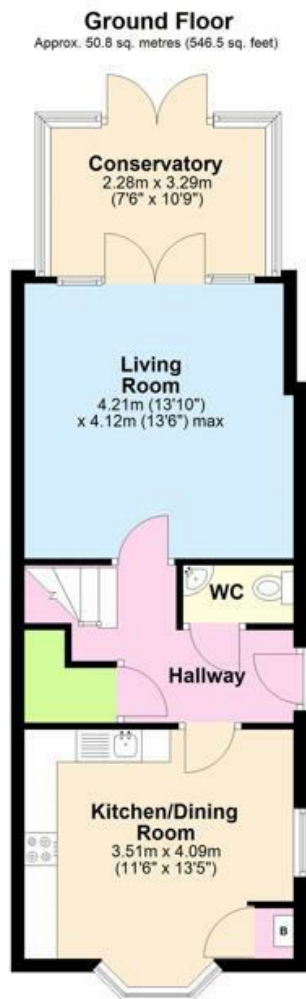
Measurements

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 area: approx. 122.2 sq. metres (1315.0 sq. feet)



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.