

Alexanders

Ashby Road  
Boundary





# Ashby Road

## Boundary

- Spacious three bedroom dormer style property
- Over 2000 square feet of floor space
- Dual aspect sitting room with feature log burner fireplace
- Kitchen/diner with integrated appliances
- Main bedroom boasts a dressing room and en suite
- Double garage and off-road parking
- Sweeping views across open countryside
- EPC Rating D / Council Tax Band E / Freehold

## General Description

Alexanders of Ashby have been favoured with the instruction to market this deceptively spacious three bedroom dormer style property, boasting an elevated position with panoramic views over neighbouring farmland and the popular 'Charnwood Forest Alpacas'.

## Accommodation

Expect to find uPVC double glazing and oil fired heating across its total floor area of over 2000 square feet, comprising; Porch, Entrance hall, dual aspect sitting room with feature fireplace and character beams, kitchen/diner inset Belfast style sink with drainer and mixer tap, integrated under counter appliances including, fridge, freezer and dishwasher. Further to this is a study, downstairs bathroom and main bedroom with dressing room and en suite. On the first floor are two further bedrooms and a storage cupboard.

## External

To the front of the property there is a block paved driveway set behind a mature hedgerow and lawned area. There is access via the side to the rear which is also laid to block paving and provides access to the detached double garage and courtyard garden.

The double garage is two-storey giving perfect potential to convert it to an annexe/granny flat, subject to local planning permissions.





## Location

Set back from Ashby Road, the property is located on the outskirts of Boundary on the way into Ashby town centre and is in catchment for Ashby School and Blackfordby St Margaret's CofE Primary School. Surrounded by fields, this charming home offers a truly wonderful semi-rural position, with outstanding links to the nearby market town of Ashby De La Zouch.

## 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.

## Tenure

Freehold.

## Local Authority

South Derbyshire District Council, Civic Way, Swadlincote, Derbyshire, DE11 0AH. Council Tax Band E.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

## Services

We are advised that electricity, water, and drainage are connected. The property is serviced by oil heating.

## 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.

## General Note

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





Viewing by appointment only

**Alexanders**

22 Market Street  
Ashby-de-la-Zouch  
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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.

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