







Nestled in the charming area of Rushey Close, Ashby-De-La-Zouch, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious lounge, perfect for relaxation and entertaining, alongside a well-appointed kitchen diner that invites family gatherings and culinary creativity.

The home features three comfortable bedrooms, providing ample space for rest and privacy, complemented by a family bathroom that caters to everyday needs. Additionally, a convenient cloakroom enhances the practicality of the living space.

Outside, the property is enhanced by an enclosed rear garden, offering a safe haven for children to play or for adults to enjoy outdoor leisure. Off-road parking and a garage further add to the convenience of this lovely home, ensuring that parking is never a concern.

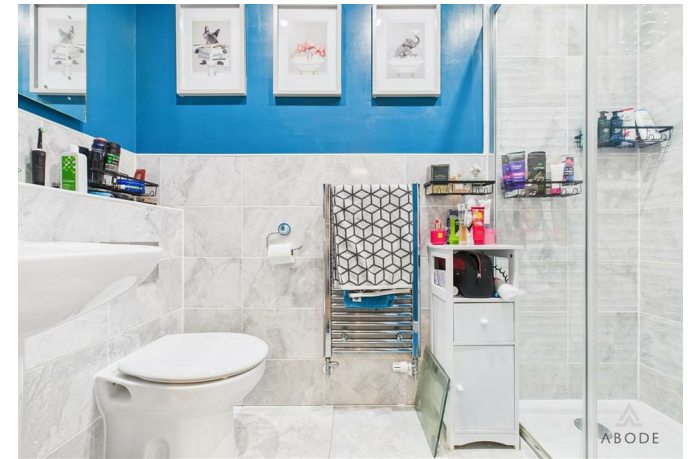
With no upward chain, this property is ready for you to move in and make it your own. This residence in Ashby-De-La-Zouch is not just a house; it is a place where memories can be made. Do not miss the chance to view this wonderful home.



**ABODE**  
SALES & LETTINGS











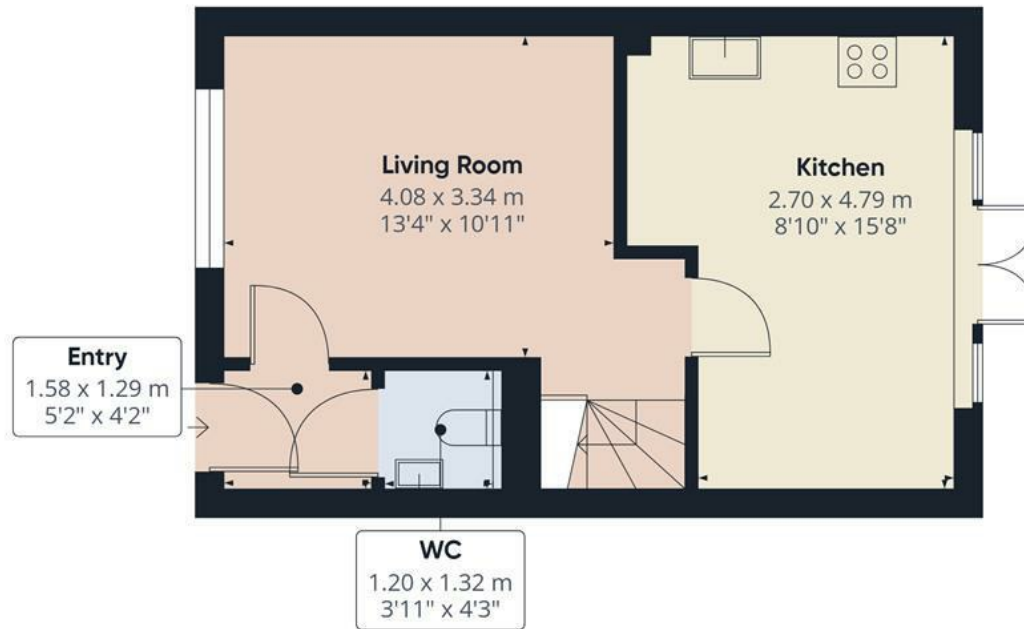










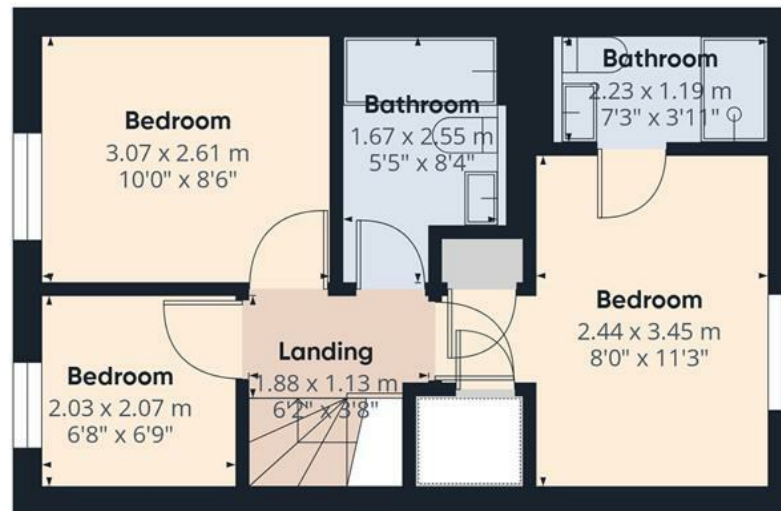


Floor 0

Approximate total area<sup>(1)</sup>

67 m<sup>2</sup>

720 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

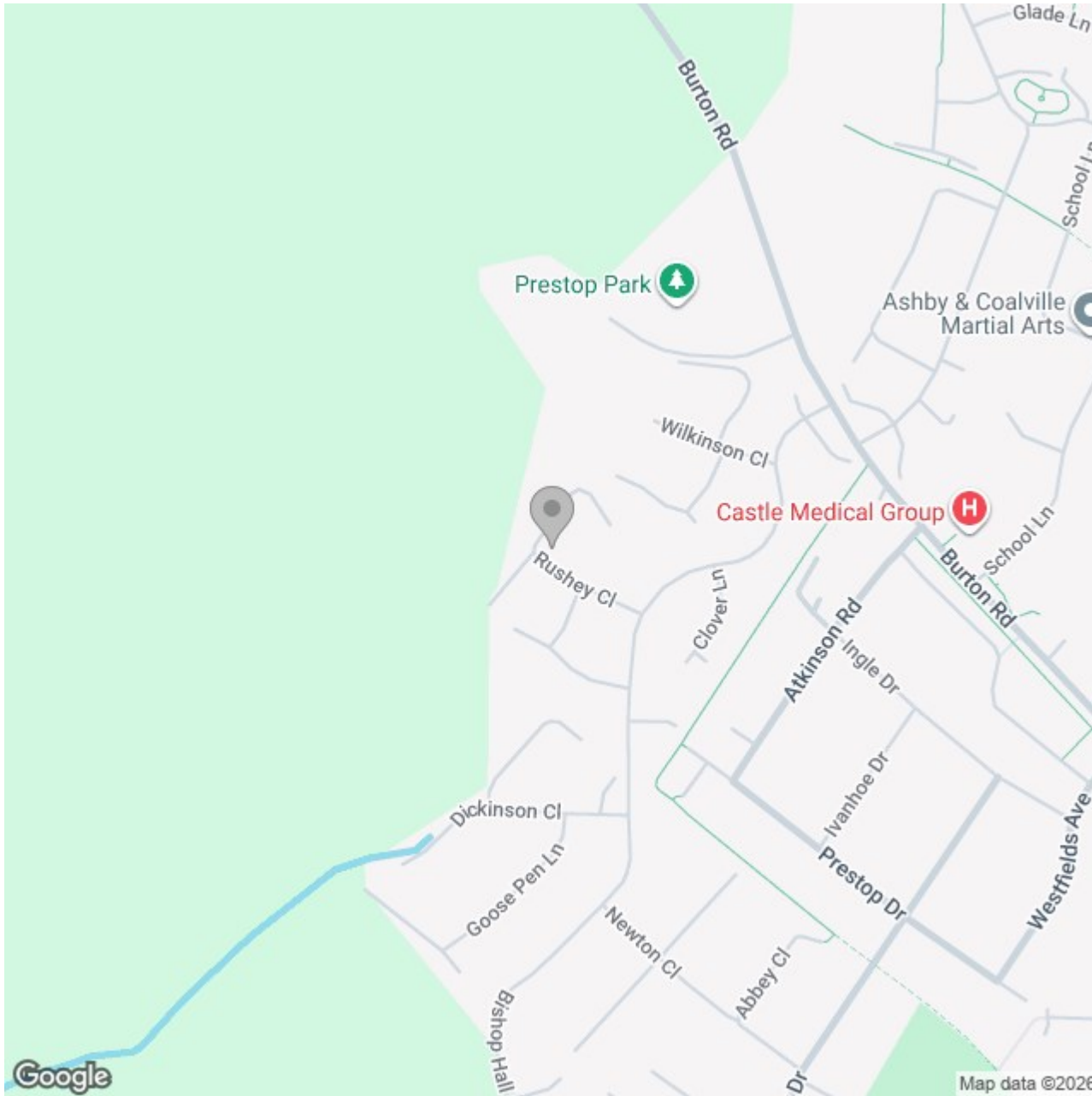
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	