



HOPKINS & DAINTY

ESTATE AGENTS



Mendip Close, Ashby-De-La-Zouch, LE65 1DZ

£499,950

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer to the market this most spacious three bedroom detached bungalow, occupying a prime location within walking distance of Ashby-de-la-Zouch town centre and ideally situated in a cul de sac. Providing ready to move into accommodation, the property has to offer: an usually spacious hall, a beautiful kitchen fitted and designed by Kingswood design of Ashby with fitted gas fired AGA, lounge with fitted log burner, conservatory, three bedrooms, bedroom one with an en-suite shower room plus there is a further bathroom servicing bedrooms two and three. Outside there are sizeable gardens to both the front and rear, a double detached garage and off road parking. A rarity to the market, this property is a must see. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week. EPC to follow.

Entrance Hall

Kitchen 12'1" x 12'7" max (3.69 x 3.86 max)



Fitted with a range of matching wall and base units, working surfaces with matching upstand and inset Belfast style sink, fitted electric oven with electric hob over, fitted two oven gas fired AGA, integrated dishwasher, integrated fridge/freezer, window to the side, spotlights to the ceiling, radiator, stable door to the front.

Lounge 21'3" x 12'2" (6.48 x 3.73)

With fitted log burner into chimney recess, two radiators, window to the rear, coving to the ceiling, double opening doors leading to:

Conservatory 10'3" x 9'10" (3.13 x 3.0)



With ceramic tiled flooring, remote controlled Velux ceiling window, spotlights to ceiling, double opening doors to the side.

Bedroom One 12'11" x 11'4" (3.94 x 3.46)



With bow window to the front, radiator, door to:

En-suite shower room



Fitted with a vanity unit with storage and inset wash hand basin, shower cubicle, W.C., partially tiled walls and tiled flooring, heated towel rail, window to the front.

Bedroom Two 11'11" x 8'11" (3.65 x 2.73)



With window to the rear, radiator, fitted wardrobe.

Bedroom Three 9'1" x 7'4" (2.77 x 2.26)



With window to the rear, radiator.

Bathroom



Fitted with a panelled bath, W.C., pedestal wash hand basin, partially tiled walls, window to the front.

Garage 16'9" x 16'0" (5.12 x 4.88)

With remote controlled up and over door, power, lighting and plumbing for automatic washing machine.

Outside



The property occupies a large plot with a driveway dividing the front garden with lawns to both sides together with planted trees and shrubs and leading to the double detached garage. Gated side access (to both sides) leads to the rear garden with lawn and delightfully planted beds.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

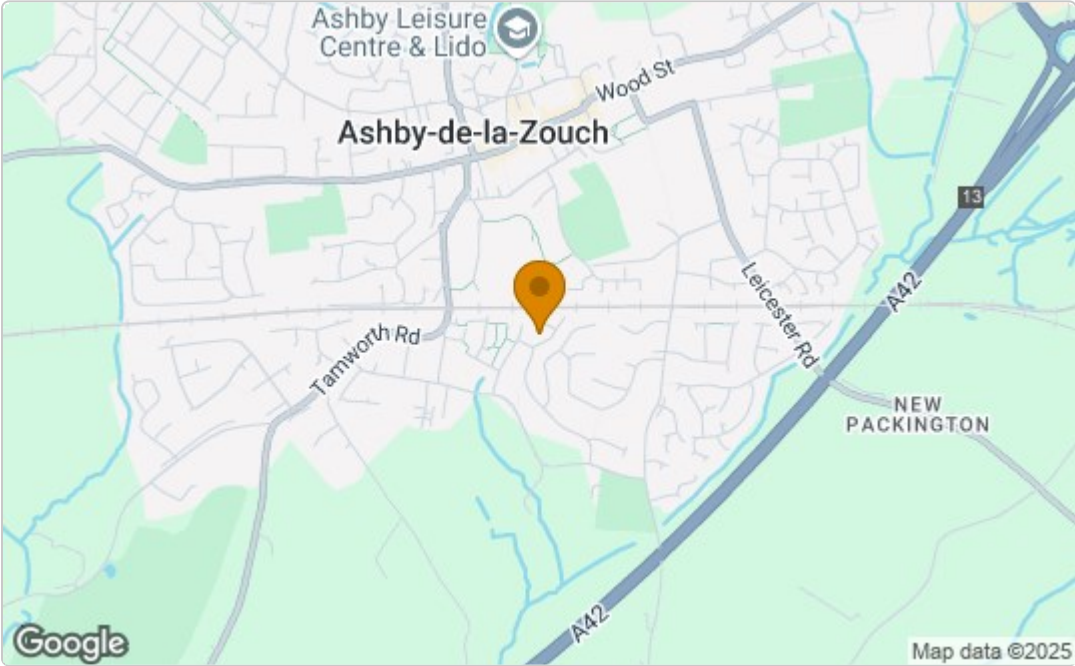
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you,

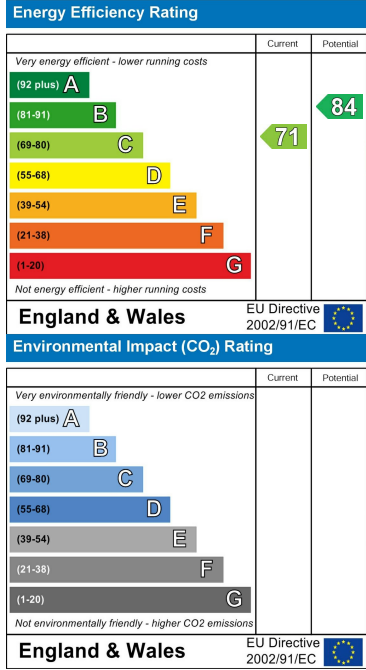
please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



Area Map



Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.