



Louise Oliver
Properties

£145,000

Westerdale Road , DN16



3

Bedrooms



1

Bathroom

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NO FORWARD CHAIN

This three-bedroom semi-detached home on a generous corner plot in Ashby offers spacious open-plan living with a lounge, dining area, and modern kitchen. The property features a utility room, ground floor WC, and a large private garden with a detached garage and double driveway. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom with an electric shower. With gas central heating, built-in storage, and no forward chain, this home is conveniently located close to local schools, amenities, and Ashby town centre.

For Sale – Westerdale Road, Ashby

Three Bedroom Semi-Detached Home | Corner Plot | No Forward Chain

Louise Oliver Properties are pleased to bring to market this well-presented three-bedroom semi-detached home, situated on a generous corner plot in the highly sought-after residential area of Ashby. Offered with no forward chain, the property represents an excellent opportunity for first-time buyers, growing families, or those seeking an investment purchase in a convenient and established location.

Occupying a desirable corner position, the home benefits from excellent privacy provided by mature hedge borders surrounding the plot. The rear of the property features a double driveway with gated access leading to a detached brick-built single garage, offering secure off-street parking and further storage. The spacious rear garden comprises a large laid-to-lawn area, concrete sun terrace ideal for outdoor entertaining, and plenty of potential for personalisation or future landscaping.

Internally, the accommodation is well laid out and ideal for modern family living. The ground floor boasts an open-plan design incorporating a bright and spacious lounge, dining area, and kitchen. The living and dining space enjoys dual-aspect natural light, including a bay-fronted uPVC window to the front, wood-effect laminate flooring, two radiators, and a ceiling light point, all seamlessly flowing into the kitchen. The kitchen is fitted with a range of white gloss wall and base units with wood-effect worktops, twin side-aspect uPVC windows, built-in oven and four-ring gas hob with a stainless steel extractor, as well as a breakfast bar with under-counter storage and space for informal seating. A stainless steel sink and drainer sits beneath one of the windows, and the kitchen also houses the floor-standing Ideal gas boiler. An open walkway leads into the rear utility room.

The utility room is a generous size and provides access to the ground floor WC and a rear lobby leading into the garden. It is equipped with a single worktop bench and base storage, stainless steel sink and drainer, space for freestanding white goods, a single-glazed window overlooking the rear sun lobby, a wall-mounted radiator, and ceiling light point. The ground floor WC includes a low-level flush toilet, obscure-glazed rear window, and ceiling lighting.

To the first floor, the property offers two spacious double bedrooms and one good-sized single bedroom. The rear-facing double bedroom is finished with carpeted flooring, a built-in storage cupboard, uPVC window, wall-mounted radiator, and ceiling light. The second double bedroom enjoys a front-aspect view through a uPVC window and features carpeted flooring, built-in storage, a radiator, and ceiling light. The single bedroom is well-proportioned, also positioned to the front aspect, and includes carpeted flooring, radiator, and ceiling light.

The family bathroom is finished to a modern standard, featuring a P-shaped curved panel bath with electric shower over and a curved shower screen, pedestal hand basin, and low-level flush toilet. Additional features include built-in storage, a wall-mounted radiator, extractor fan, and ceiling light.

Throughout the property there is useful storage, and fire escape windows are installed on the first floor. The heating is provided via a gas-fired central heating system with an Ideal boiler. This home is freehold and ready to move into, with no onward purchase chain, allowing for a smooth transaction.

Located within walking distance to local amenities, this property is ideally situated close to well-regarded primary and secondary schools, making it ideal for families. The property is just a short distance from Ashby town centre, which offers a variety of supermarkets, independent retailers, and local services including a GP surgery.

For further information or to arrange a viewing, please contact Louise Oliver Properties today.

Porch

Accessed via a single uPVC double-glazed door with matching full-height side panels, the porch opens into the main entrance hall. Entrance Hall - Featuring wood-effect laminate flooring, the hallway includes a staircase leading to the first floor with useful under-stairs storage, a wall-mounted radiator, and ceiling light point.

Lounge / Diner *6.97m x 3.31m*

The spacious open-plan layout incorporates the main living area, dining area, and kitchen, offering a modern and sociable setting. The living and dining areas benefit from a dual aspect, including a front-facing uPVC bay window, allowing for plenty of natural light. Features include wood-effect laminate flooring throughout, two radiators, and a central ceiling light point. The space opens seamlessly into the kitchen, creating a bright and airy flow ideal for both everyday living and entertaining.

Kitchen *3.38m x 1.94m*

The kitchen is fitted with a range of white gloss-fronted wall and base units, complemented by wood-effect worktops and matching wood-effect laminate flooring. Twin uPVC side-aspect windows provide excellent natural light. Integrated appliances include a built-in oven, four-ring gas hob, and a stainless steel extractor hood above. A stainless steel sink and drainer is positioned beneath one of the windows, and there is a radiator for added comfort. A breakfast bar with storage beneath offers additional workspace and overlooks the dining area, providing space for casual seating. The Ideal gas boiler, and an open doorway leads through to the utility room.

Utility *2.59m x 1.94m*

A spacious utility room offering access to the ground floor WC and rear sun lobby. Fitted with a single worktop bench and base storage units, the room provides space for freestanding white goods. Additional features include a stainless steel sink and drainer, single-glazed window overlooking the sun lobby, wall-mounted radiator, and ceiling light point.

WC

Fitted with a low-level flush toilet, the room also features a rear-aspect obscure-glazed window for privacy and a ceiling light point.

Bedroom One *3.65m x 3.29m*

A well-proportioned double bedroom featuring carpeted flooring, built-in storage, a rear-aspect uPVC window, wall-mounted radiator, and ceiling light point.

Bedroom Two *3.32m x 2.96m*

This spacious double bedroom features carpeted flooring, a front-aspect uPVC window allowing for natural light, built-in storage, and a ceiling light point.

Bedroom Three *2.41m x 1.94m*

A neatly presented single bedroom featuring carpeted flooring, a front-aspect uPVC window, wall-mounted radiator, and ceiling light point.

Bathroom *1.99m x 1.94m*

The bathroom is fitted with a modern three-piece suite comprising a P-shaped curved panel bath with a curved shower screen and electric shower unit over, a pedestal hand basin, and a low-level flush toilet. Additional features include built-in storage, a wall-mounted radiator, extractor fan, and ceiling light point.

Construction materials used : Brick and block

Roof type :

Water sources : Direct mains water

Electricity source : National Grid

Sewerage arrangements : Standard UK domestic

Heating Supply : Central heating (gas)

Broadband internet type : FTTP (fibre to the premises)

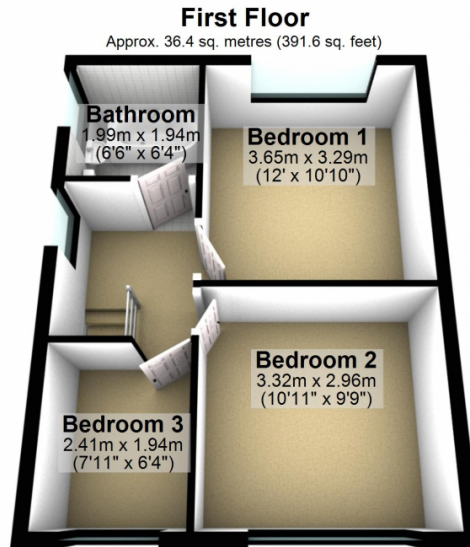
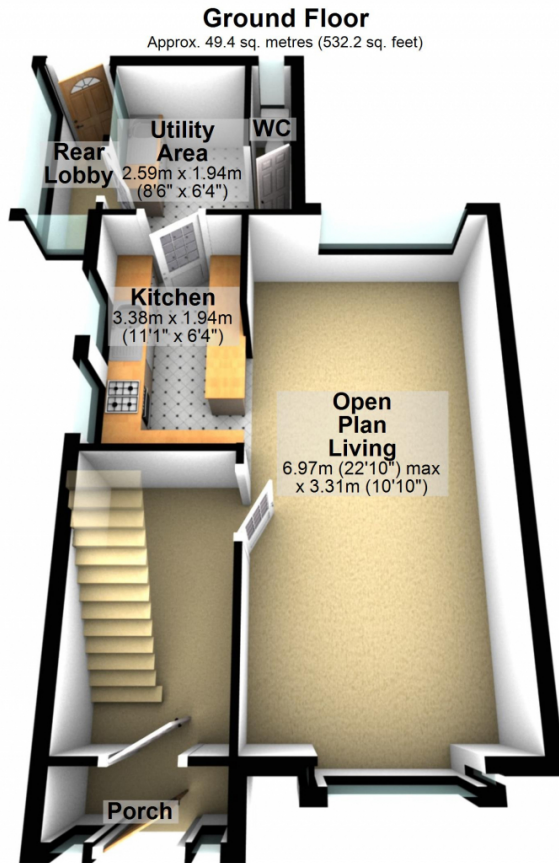
Mobile signal/coverage : Good

Building Safety :

Does the property have required access (easements, servitudes, or wayleaves) ? :

Do any public rights of way affect your your property or its grounds? :

Parking Availability : Yes



Total area: approx. 85.8 sq. metres (923.8 sq. feet)
Westerdale Road

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Westerdale Road , DN16

