

# SUPERIOR HOMES

# ROYSTON & LUND





# 45 Tamworth Road

| LE65 2PX

Guide Price £550,000

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\*NO UPWARD CHAIN\*

This recently refurbished four-bedroom family home on Tamworth Road in Ashby presents an exquisite blend of modern amenities and classic charm. The property boasts a stunning, high-quality kitchen that serves as the heart of the home, inviting residents to indulge in culinary delights. Bay windows grace the living spaces, allowing natural light to flood the rooms and providing a picturesque view of the surroundings. Additionally, the property offers the convenience of a double detached garage, ensuring ample parking and storage space. With its tasteful upgrades and family-friendly layout, this home on Tamworth Road offers a perfect blend of comfort and elegance for a contemporary lifestyle.

Entering into the hallway that benefits from a downstairs WC, there is access to all three reception rooms and stairs to the first floor. Both the lounge and sitting room features bay windows and there is a stunning kitchen that benefits from a range of high quality fixtures and fittings including a handy pull out pantry. There are a range of integrated appliances including a double oven, hob with built in extractor fan, dishwasher and a fridge freezer. There is also access from the dining area into a separate utility room that has additional storage space that could be used as a boot room.

To the first floor there are four well proportioned bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin, while the main bedroom also benefits from an en-suite shower room.

The property has gardens to both the front and the rear with access down both sides. Towards the rear there is a southerly facing garden with a raised patio area, lawn and fenced boundaries. There is a detached double garage with a good sized driveway for additional parking.







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- \*Sold with no Upward Chain\*
- Recently Refurbished Four Bedrooms Detached Family Home
- Double Bay Fronted
- Double Driveway and Double Detached Garage
- Southerly Facing Rear Garden
- Immaculately Presented
- Three Reception Rooms, Kitchen & Utility & Potential Boot Room
- EPC Rating D - Freehold
- Council Tax Band - Unknown





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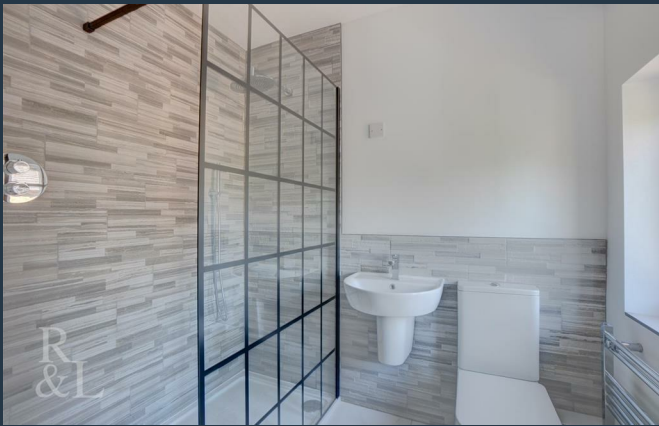








The picturesque market town of Ashby-de-la-Zouch lies in the civil parish of North West Leicestershire. Ashby lies at the heart of The National Forest on the A42 between Tamworth and Nottingham. In 2018, Ashby Market Street was named "Best Shopping Experience", and in 2019 it made the final of the rising-star category for UK high streets. The town boasts a range of shops, bars, cafes and restaurants, community library and leisure centre.



The nearby Bath Grounds were once home to the Ivanhoe Spa, and on a stroll through this delightful green space, you can read about Edwardian parachutist Dolly Shepherd.



