

7 Brooks Close



- Guide Price £320,000
- Canal Views
- Four Bedrooms one with
  Family Bathroom and an En-Suite

- Three Storey Semi-Detached House
- Close to Donisthorpe Country Park & Moira Furnace
- Downstairs WC
- Low Maintenance Garden Driveway Leading To An Integral Garage
- Freehold EPC Rating C
  Council Tax Band D















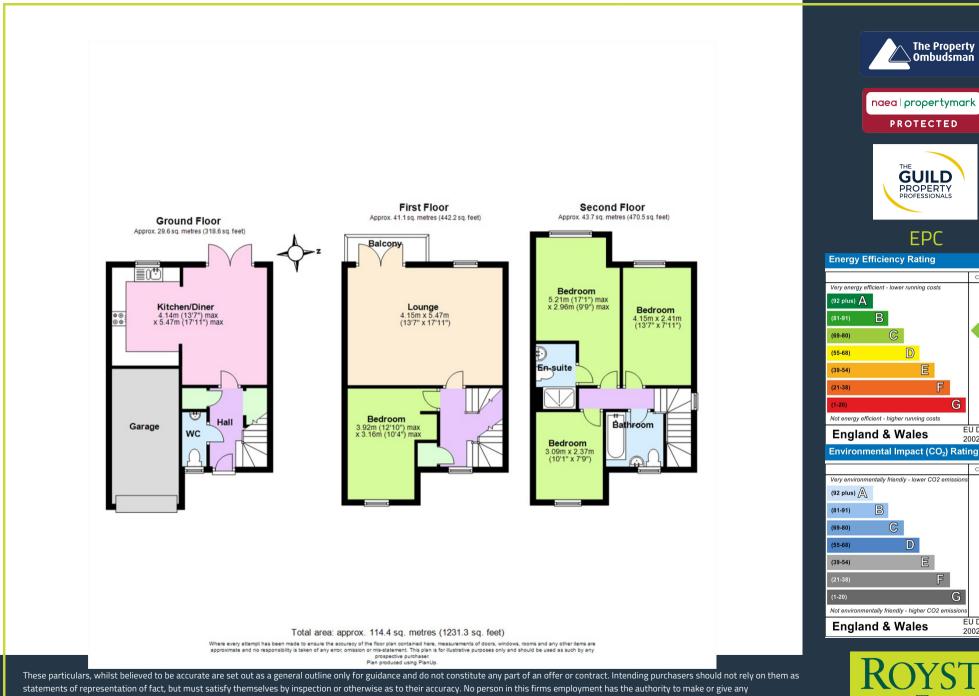


With views over Ashby canal the semi-detached property benefits from being situated on a private road with amenities nearby including local countryside, Donisthorpe Country Park and Moira Furnace with it's cafes and canal side walks. The property is short drive away from Ashby-de-la-Zouch and Measham.

Upon entering the property you are greeted by the welcoming entrance hall which provides access to the accommodation over all three floors, from the entrance hall you can access a useful ground floor WC. Lastly, to the ground floor there is a modern kitchen/diner with a range of units as well as French doors into the rear garden.

To the first floor there is the lounge which benefits from a balcony overlooking the canal. Also on this floor there is one of the four bedrooms. The other three bedrooms are located on the top floor. The main bedroom benefits from an en-suite shower room whilst the other bedrooms are complemented by the family bathroom. The family bathroom includes a three piece white suite consisting of a wash basin, WC and a bath with an overhead shower.

Outside, to the front there is a double-width driveway which leads to an integral garage. To the rear there is a low maintenance rear garden with views over the canal.



EU Directive 2002/91/EC England & Wales ROYSTON & LUND

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The Property Ombudsman

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> GUILD PROPERTY

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Potential

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Potential

Current

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EU Directive

2002/91/EC

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representation or warranty in respect of the property.