



7 Castle Way  
Ashby-De-La-Zouch, LE65 2RY

£350,000

4 1 2



## Brief Description

Nestled in the sought-after Castle Way area of Ashby de la Zouch, this detached house is offered with NO UPWARD CHAIN. With a private drive leading to the end of a peaceful cul-de-sac location, this property presents a wonderful opportunity for families and is located within the Willesley Primary School catchment area. Boasting 4 bedrooms and 2 reception rooms spread across 1,540 sq ft, this property offers ample space for comfortable living.

The ground floor features a welcoming entrance hall with a ground floor W/C, a spacious living room with a feature central fireplace, French doors lead to a separate dining room, and then on onto an extended conservatory which in turn provides access to the homes rear garden - perfect for relaxing or entertaining. The kitchen is well-equipped with solid wooden units, integrated double oven and grill, a 5 ring gas hob with extraction hood, an integrated fridge with separate integrated freezer. There is a stainless steel sink and drainer with mixer tap, along with double glazed window to the rear and a double glazed access door to the garden.

Upstairs, the 4 bedrooms are generously sized, with the master bedroom offering a range of built-in wardrobes and access to its own personal ensuite shower room. The family bathroom is fitted with a three-piece suite, catering to the needs of a growing family.

Outside, the rear garden provides a private, easily maintainable space ideally for a growing family, while the front garden offers potential for additional off road parking. The current drive provides parking for multiple vehicles, whilst a tandem garage measuring 31ft provides ample storage and options for alteration or extensions with a front up and over access door, rear courtesy door, light and power supply

The property, though requiring minor improvements, presents a canvas for personalisation and extension, subject to planning permissions. This property is in a prime spot, viewing will allow you to fully appreciate this.





## ON THE GROUND FLOOR

Entrance Hall with Ground Floor W/C

Living Room  
11'11" x 17'9" (3.63m x 5.41m)

Dining Room  
9'7" x 12'6" (2.92m x 3.81m)

Conservatory  
9'3" x 9'8" (2.82m x 2.95m)

Kitchen  
9'0" x 12'7" (2.74m x 3.84m)

## ON THE FIRST FLOOR

Landing

Master Bedroom  
10'0" x 13'10" (3.05 x 4.22)

En Suite  
7'5" x 4'10" (2.26m x 1.47m)

Bedroom 2  
9'11" x 10'6" (3.02m x 3.20m)

Bedroom 3  
8'11" x 6'8" (2.72m x 2.03m)

Bedroom 4  
7'1" x 8'2" (2.16 x 2.49)

Family Bathroom  
5'7" x 6'4" (1.70m x 1.93m)

## ON THE OUTSIDE

Front Garden

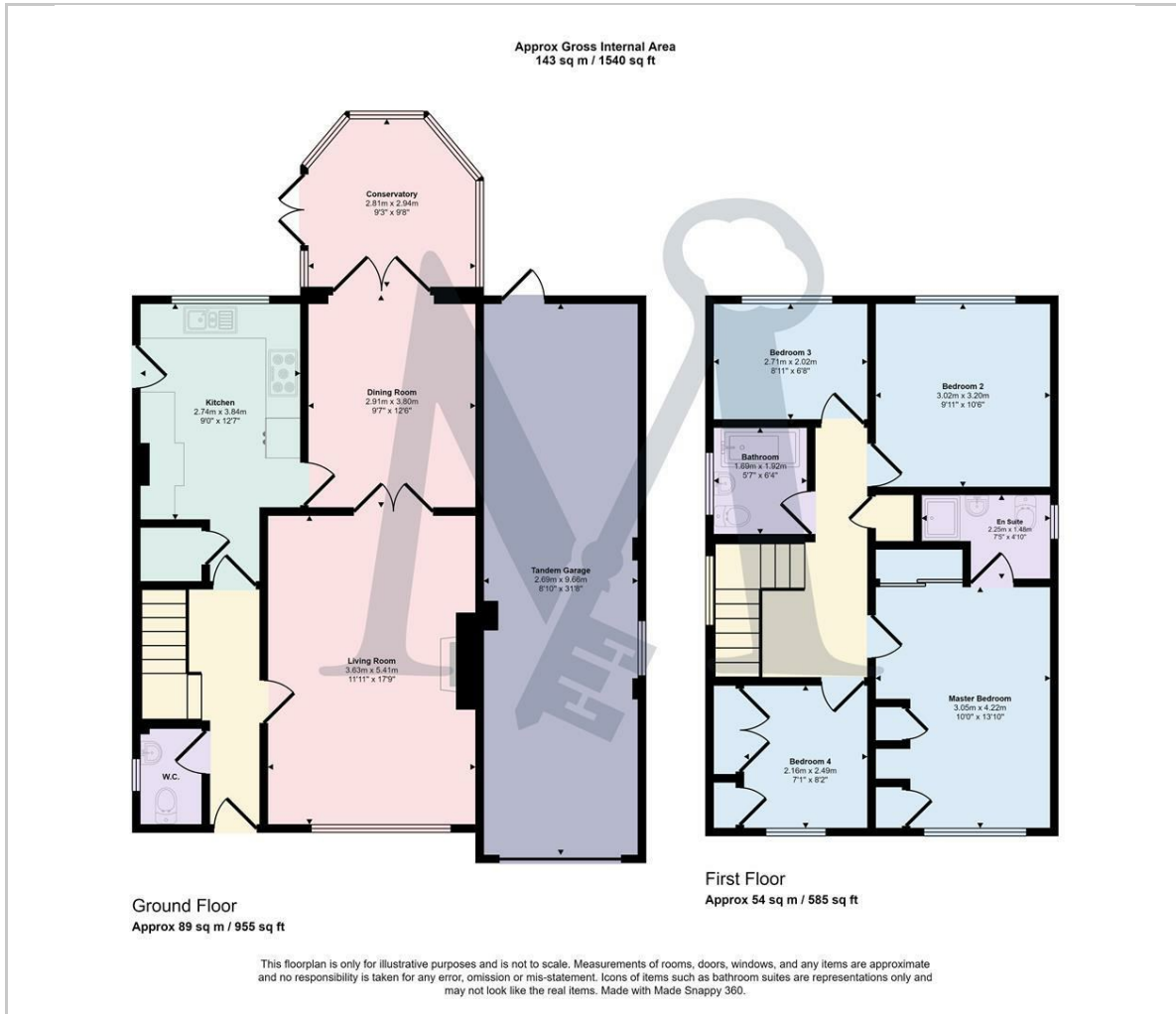
Rear Garden

Driveway

Tandem Garage  
8'10" x 31'8" (2.69m x 9.65m)



## Floor Plan



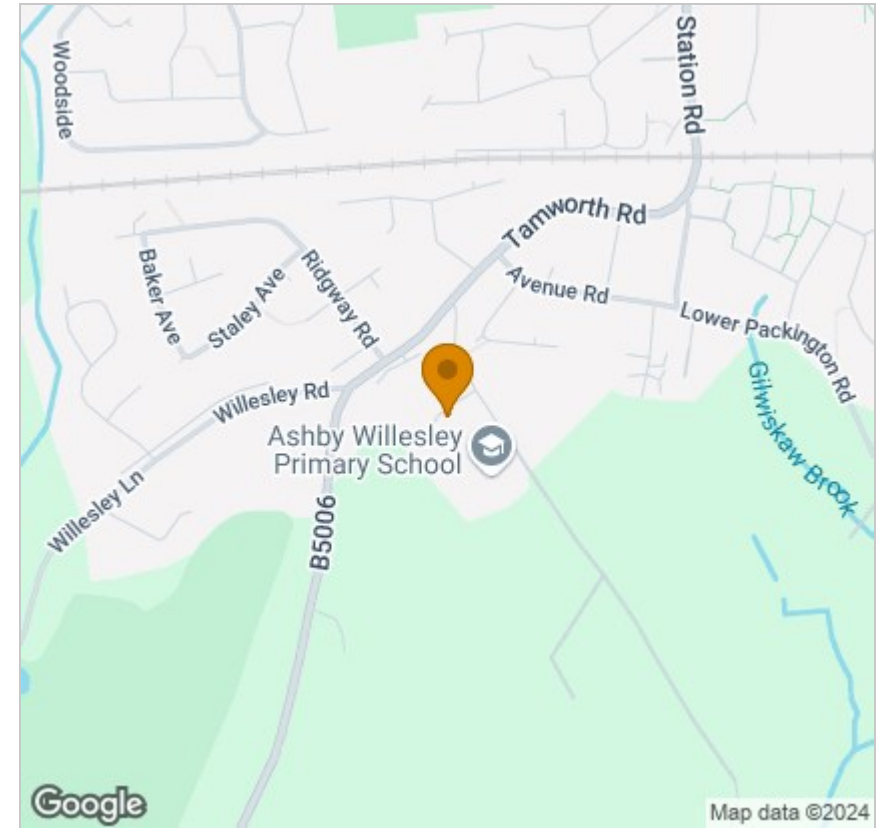
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

