



MAYNARD
ESTATES

22 Flora Grove
Ashby-De-La-Zouch, LE65 1FG

50% Shared ownership £117,500



Brief Description

Nestled in the CHARMING FLORA GROVE of Ashby-De-La-Zouch, this delightful semi-detached house offers a PERFECT OPPORTUNITY FOR FIRST-TIME BUYERS seeking a tranquil yet convenient lifestyle. With a SHARED OWNERSHIP OF 50% and a £252.40 monthly rent charge, this property presents an affordable entry into the housing market, making it an ideal choice for those looking to establish their first home.

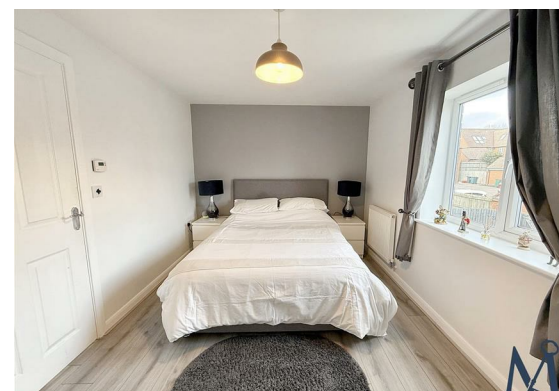
Upon entering, you are greeted by a welcoming entrance hall adorned with stylish grey wood effect laminate flooring that seamlessly flows throughout the ground floor. To the right, a CONVENIENT GROUND FLOOR WC provides practicality, while to the left, the MODERN KITCHEN boasts a range of wall and base units, complete with an integrated oven and grill, stainless steel splashback, and ample space for a washing machine and fridge/freezer. The living room, located at the rear, is a bright and airy space enhanced by double glazed FRENCH DOORS that open directly into the well-maintained garden, perfect for enjoying the outdoors.

Venturing upstairs, the landing leads to two comfortable double bedrooms, each offering a peaceful retreat. The family bathroom is a CONTEMPORARY HAVEN, featuring a three-piece white suite with a panel bath and electric shower, complemented by stylish partly tiled walls and modern fixtures.

Externally, the property boasts a CHARMING REAR GARDEN, easy maintained with a paved patio and pathway whilst being mainly laid to lawn, enclosed by a secure fence, the garden also provides rear gated access to the allocated parking space for one vehicle (No.60). The front garden features a blocked paved pathway leading to the entrance, framed by slate chippings and a neat lawn.

This well-presented home is IDEALLY SITUATED close to Ashby Town Centre, offering a blend of privacy and accessibility. With its modern amenities and inviting atmosphere, this property is truly a wonderful opportunity for first-time buyers looking to make their mark in a lovely community.





ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Kitchen

5'11" x 9'8" (1.80m x 2.95m)

Living Room

13'0" x 13'8" (3.96m x 4.17m)

ON THE FIRST FLOOR

Bedroom 1

13'3" x 8'11" (4.04m x 2.72m)

Bedroom 2

13'1" x 8'2" (3.99m x 2.49m)

Family Bathroom

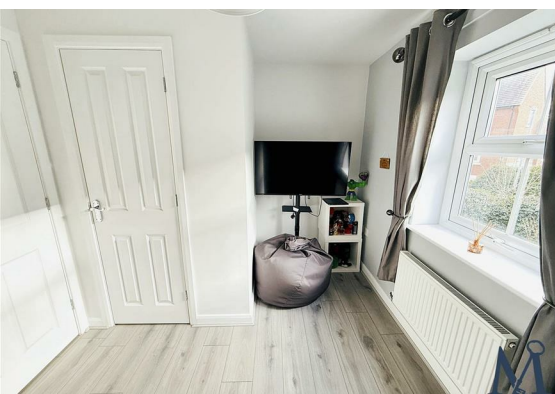
5'5" x 6'5" (1.65m x 1.96m)

ON THE OUTSIDE

Front Garden

Rear Garden

Off-Road Parking





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.

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.

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Area Map



Energy Efficiency Graph

