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**Malvern Crescent,
Ashby-de-la-Zouch,
LE65 2JZ**



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Beautifully Presented Three-Bedroom Semi-Detached Family Home in a Desirable Market Town

Beautifully Presented Three-Bedroom Semi-Detached Family Home in the Heart of a Historic Market Town

This immaculately presented three-bedroom semi-detached family home is situated in a highly sought-after area within a desirable historic market town. The property offers spacious and versatile living accommodation, making it the perfect choice for family living.

The ground floor comprises a welcoming entrance hall, a comfortable lounge, and a generously sized fitted dining kitchen, ideal for family meals and entertaining. The cloakroom and utility room add practical storage and convenience. Upstairs, you'll find three well-proportioned bedrooms, providing ample space for family members or guests, along with a stylish bathroom featuring a shower.

Outside, the property benefits from a large garden, perfect for outdoor entertaining and relaxation. The front of the property offers ample car standing space, with a garage for additional storage or parking.

Offered with no chain, this is a fantastic opportunity to acquire a beautiful family home in a prime location. **MUST BE VIEWED** to appreciate the full potential of this property.



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ENTRANCE HALL

With stairs rising to the first floor.

LOUNGE

15' 10" x 12' 7" (4.83m x 3.86m max)

With laminate flooring, radiator, double glazed window overlooking the front.

Dining Kitchen

15' 6" x 7' 6" (4.73m x 2.31m)

Fitted with a good range of base and eye level units complimented by wood grain effect worktop surfaces and co-ordinating tiled splashbacks. Built-in oven and hob with extractor over. French doors leading out onto the patio.

CLOAKROOM

With WC and wash hand basin

UTILITY ROOM

9' 4" x 6' 9" (2.87m x 2.07m)

With sink and drainer, base units. Plumbing for an appliance. Doors to the garage and garden

FIRST FLOOR

Approached from a central landing are three bedrooms and bathroom with shower.

BEDROOM ONE

11' 5" x 9' 3" (3.49m x 2.84m)

With radiator and double glazed window

BEDROOM TWO

12' 2" x 9' 8" (3.72m x 2.95m)

With radiator and double glazed window

BEDROOM THREE

8' 0" x 5' 6" (2.46m x 1.68m)

Radiator and double glazed window

WELL APPOINTED BATH AND SHOWER ROOM

With four piece suite comprising bath, WC, vanity unit with wash hand basin, enclosed shower cubicle, tiled walls and floor, double glazed window

OUTSIDE

Ample car standing to the front, leading to a Garage

GARAGE

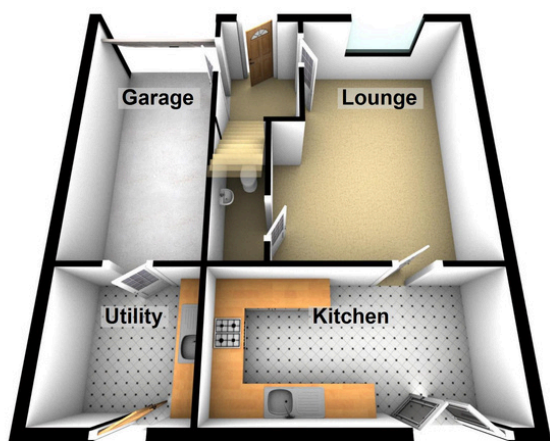
14' 7" x 7' 6" (4.47m x 2.30m)

With up and over door, integral doors to the entrance hall and cloakroom

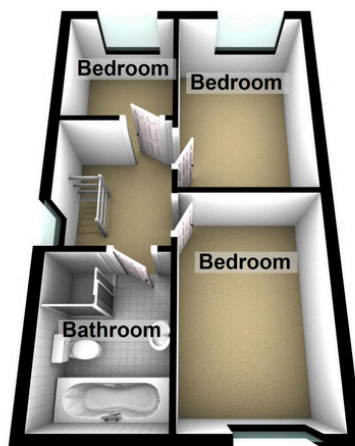
REAR GARDEN

Landscaped for entertaining. French doors from the dining kitchen lead out onto a patio extending onto a lawned area with further raised flower border and patio.

Ground Floor



First Floor



Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are

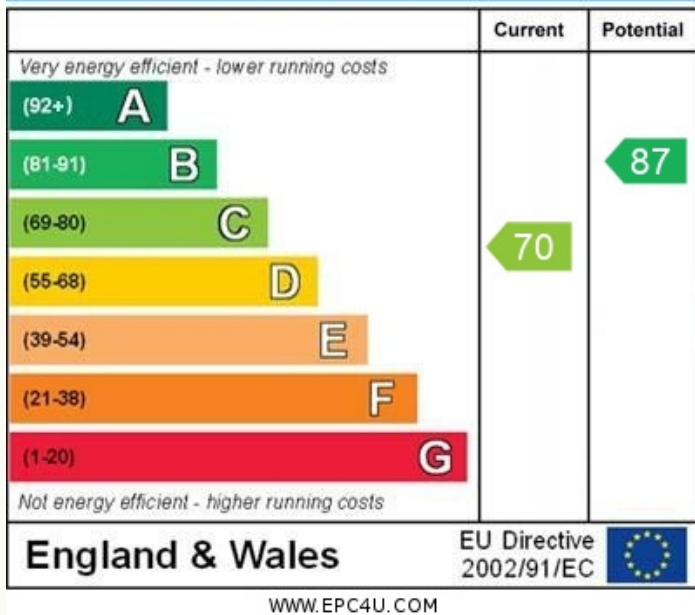




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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating



Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Council Tax

North West Leicester
Band B

Flood Risk

Surface Low
River Very Low

Mobile & Broadband

Multiple Options for Broadband/mobile phone signal.

Thinking of Selling?

For a free valuation of your property with no obligation contact Shepherd & White on
01530 231 859

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