



**Ulleswater Crescent, Ashby-De-La-Zouch, LE65 1FH**

**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY**  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A 4 bedroom detached house requiring some upgrading throughout, situated on a good sized plot on the very edge of Ashby. The accommodation has gas central heating and UPVC double glazed windows and includes entrance hall, cloakroom/w.c., study, lounge, dining room, breakfast kitchen. First floor landing, main bedroom with en suite shower room, 3 further bedrooms and bathroom.

Driveway and front garden, tandem garage, good sized mature rear garden.

NO CHAIN





## Key Features

- 4 BEDROOM DETACHED HOUSE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS
- GOOD SIZED PLOT WITH PRIVATE REAR GARDEN
- MODERNISATION AND UPGRADING REQUIRED
- HALL, CLOAKROOM/W.C., STUDY, LOUNGE, DINING ROOM
- BREAKFAST KITCHEN
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- TANDEM GARAGE
- NO CHAIN

**Guide Price  
£340,000**

## **VIEWINGS & DIRECTIONS**

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- songbird.garden.ringers

## **ACCOMMODATION IN DETAIL**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

With door and window to front, radiator, stairs to first floor, door to garage.

#### **CLOAKROOM/W.C.**

With window to front, w.c. and wash basin, radiator.

#### **STUDY**

With window to front and radiator.

#### **LOUNGE**

With window and patio doors to the rear overlooking the garden, Mahogany fire surround with marble hearth and back cloth, fitted gas fire (not tested), radiator, twin multi pane glazed doors to dining room.

#### **DINING ROOM**

With window to rear, radiator and door to kitchen.

#### **BREAKFAST KITCHEN**

With window to front and door to side, base and wall units, work surfaces, white textured sink top, gas hob, electric double oven, cooker hood, space for washing machine, dishwasher and fridge, radiator, wall mounted central heating boiler.

#### **FIRST FLOOR LANDING**

With window to side, airing cupboard with hot water cylinder, loft access.

#### **BEDROOM 1**

With window to rear, radiator, fitted wardrobes.

#### **EN SUITE SHOWER ROOM**

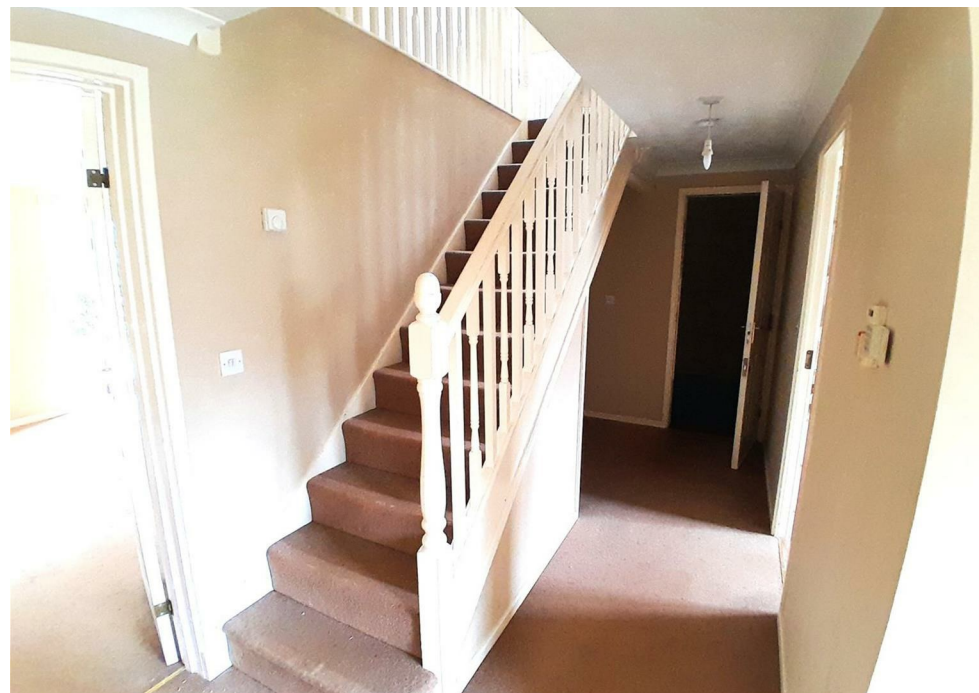
With window to side, w.c., wash basin and shower cubicle, tiled splashbacks, radiator.

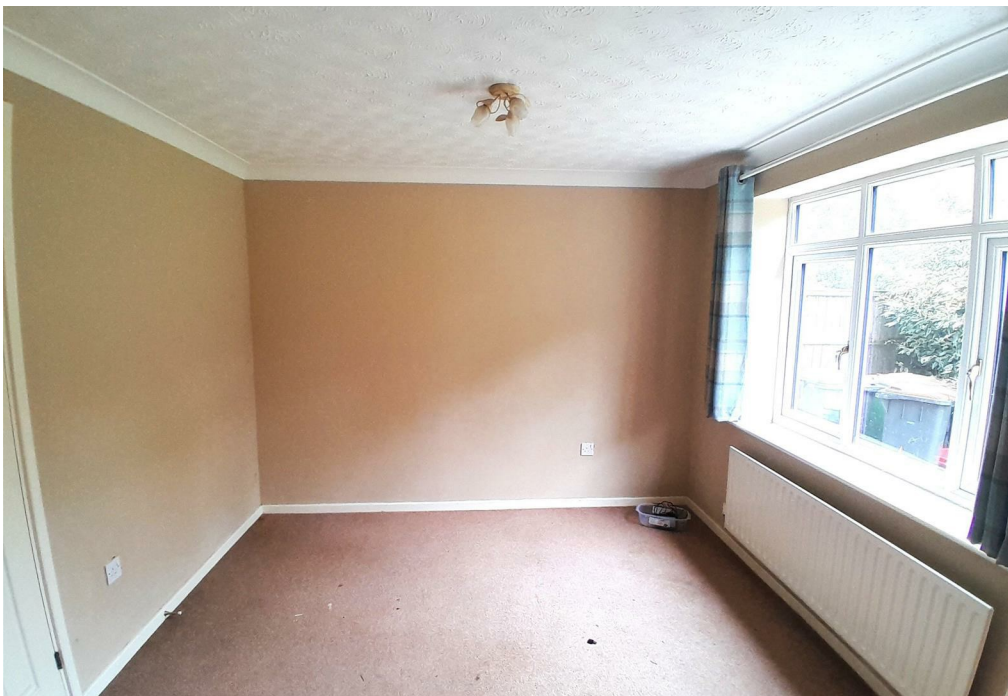
#### **BEDROOM 2**

With window to rear, radiator and fitted wardrobes.

#### **BEDROOM 3**

With window to front and radiator.





#### **BEDROOM 4**

With window to front and radiator.

#### **BATHROOM**

With window to front, w.c., wash basin and bath with mixer tap shower plus an electric shower, tiled splashbacks, radiator.

#### **OUTSIDE**

#### **FRONT GARDEN**

Tarmac driveway for 2 cars leading to the garage, lawn with flower and rose bed.

#### **TANDEM GARAGE**

With up and over door to front, window and door to rear, power and light, loft storage.

#### **REAR GARDEN**

A private garden which is unoverlooked from the rear, patio area, lawn, mature shrub borders, gated side access.

#### **Purchasing Procedure**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

#### **Money Laundering**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

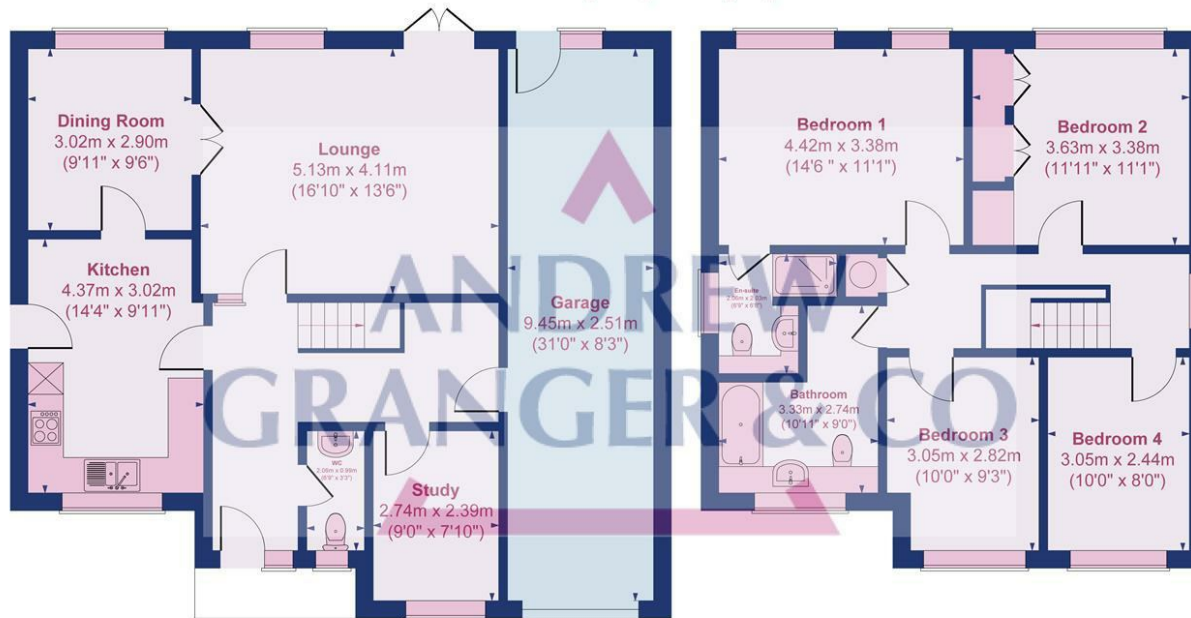
#### **Conveyancing**

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



# Floorplan

**Approximate Gross Internal Area**  
**135.3 sq. m. (1457 sq. ft.)**  
**Garage At 23.8 sq. m. (257 sq. ft.)**  
**Total 159.1 sq. m. (1714 sq. ft.)**



**Ground Floor**  
 Floor area 68.6 sq.m. (739 sq.ft.) approx  
 Garage 23.8 sq.m. (257 sq.ft.) approx

**First Floor**  
 Floor area 66.7 sq.m. (718 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority  
 North West Leicestershire

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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