



## 38 Bishop Hall Road, Ashby-De-La-Zouch, LE65 2UR

Offers Over £300,000

- Three Bedroom House
- Beautifully Presented Throughout
- Planning Approval Recently Passed For An Extension To Make The Kitchen A Family Room With A Larger Dining, Sofa And Play Area
- Principle Family Bathroom & En-Suite
- Three Well Proportioned Bedrooms
- Commanding Corner Plot Position
- Upgraded Shaker Style Dining Kitchen
- EPC Rating B
- Driveway Parking For 3/4 Cars
- Downstairs WC & Separate Utility Room

# 38 Bishop Hall Road, Ashby-De-La-Zouch LE65

2UR

One Sales are proud to offer this beautifully presented three bedroom semi detached house occupying a commanding corner plot position. Situated within a short drive from Market Street this property is within close proximity to pubs, restaurants and local shops, as well as being nearby to well regarded schools. Ashby also has great transport connections via the M42 giving easy access to Birmingham and Nottingham as well as East Midlands Airport. Planning approval recently passed for an extension to make the kitchen a family room with a larger dining, sofa and play area.



Council Tax Band: D



### **Entrance Hallway**

5'3" x 6'3"

Having central heating radiator, pendant light fitting, neutral décor and grey tiled effect flooring.

### **Downstairs Cloaks**

Having wash hand basin with mixer tap and WC with flush button.

Neutral décor, central heating radiator, neutral splashback tiles and light pendant.

### **Lounge**

16'10" x 9'11"

A generous and cozy size living room with three front and side aspect windows letting in lots of natural light, perfect for relaxation.

Neutral décor, light pendant and central heating radiator.

### **Dining Kitchen**

16'10" x 9'10"

Having a beautiful range of shaker style fitted wall and base units incorporating drawers together with work surfaces over, polished cup handles and complementary tiled splashbacks, stainless steel sink unit, integrated dishwasher, fridge, freezer, electric cooker with 4 ring gas hob and extractor hood over. uPVC double glazed large windows either side of the French doors which grant access to the rear garden, neutral décor and grey tiled effect flooring, recessed spot lights, pendant light, uPVC double glazed window to the front elevation and central heating radiator.

### **Utility Room**

Having matching base units, plumbing for a washing, pendant light, storage cupboard, grey tiled effect flooring and central heating radiator.

### **First Floor Landing**

With central heating radiator, light pendant, decorative wall panelling and storage cupboard.

### **Bedroom One**

11'3" x 11'7"

Having fitted wardrobes, decorative wall panelling, central heating radiator, light pendant, and uPVC double glazed window to the front elevation.

### **En-Suite**

Having a generous shower cubicle with electric shower, WC with flush button, wash hand basin with mixer tap and vanity unit over.

Extractor fan, uPVC double glazed obscure window

to the front elevation, neutral splashback tiling, central heating radiator and recessed spot lights.

### **Bedroom Two**

11'3" x 9'11"

Having storage cupboard, neutral décor, central heating radiator, light pendant, and uPVC double glazed window to the front elevation.

### **Bedroom Three**

7'8" x 6'10"

Having neutral décor, central heating radiator, light pendant, and uPVC double glazed window to the side elevation.

### **Bathroom**

Comprising of a contemporary style three piece white suite, having panelled bath, low level flush push button WC and wash hand basin with mixer tap.

Recessed spot lights, central heating radiator, neutral décor and uPVC obscure window to the rear elevation.

### **Externally**

To the front of the property is a block paved driveway providing parking for 3 or 4 vehicles and a front lawn area with side gate access to the rear.

The rear garden is a generous size consisting of a patio area leading to an ample size lawn area and a large decked corner space which provides the perfect sun trap. The landscaped garden is bordered by sleepers, miscellaneous shrubs and planting along with outside led lights and a shed enclosed by fenced borders and a brick wall.

### **Additional Information**

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Broadband - Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast 1800 Mbps (Highest available download speed); 1000 Mbps (Highest available upload speed)

Phone Signal - All 5G & 4G, some 3G available

Sewage - Mains Supply

Flood Risk - Not Flooded in the last 5 years

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

### **Disclaimer**

Council Tax Band Rating:  
Derby City Council - Band D  
EPC Rating - B

This information has been sourced from the DirectGov website. One Sales & Lettings make no guarantee regarding its accuracy and we advise that you conduct further checks to ensure you are satisfied before proceeding with any purchase agreement.

The vendor has advised the following:  
Property Tenure is Freehold

**Agent Disclaimer:**

One Sales & Lettings, their clients and employees:

1: Are not authorised to make or provide any representations or warranties regarding the property, whether on their own behalf, on behalf of their client, or otherwise. They accept no responsibility for any statements made in these particulars. These particulars do not constitute part of any offer or contract and should not be relied upon as statements or representations of fact.  
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance purposes only and are not necessarily comprehensive. It should not be assumed that the property has obtained all necessary planning, building regulation or other consents. One Sales & Lettings have not tested any services, equipment or facilities. Purchasers are advised to conduct further investigations and inspections before entering into any agreement.

**Purchaser Information:**

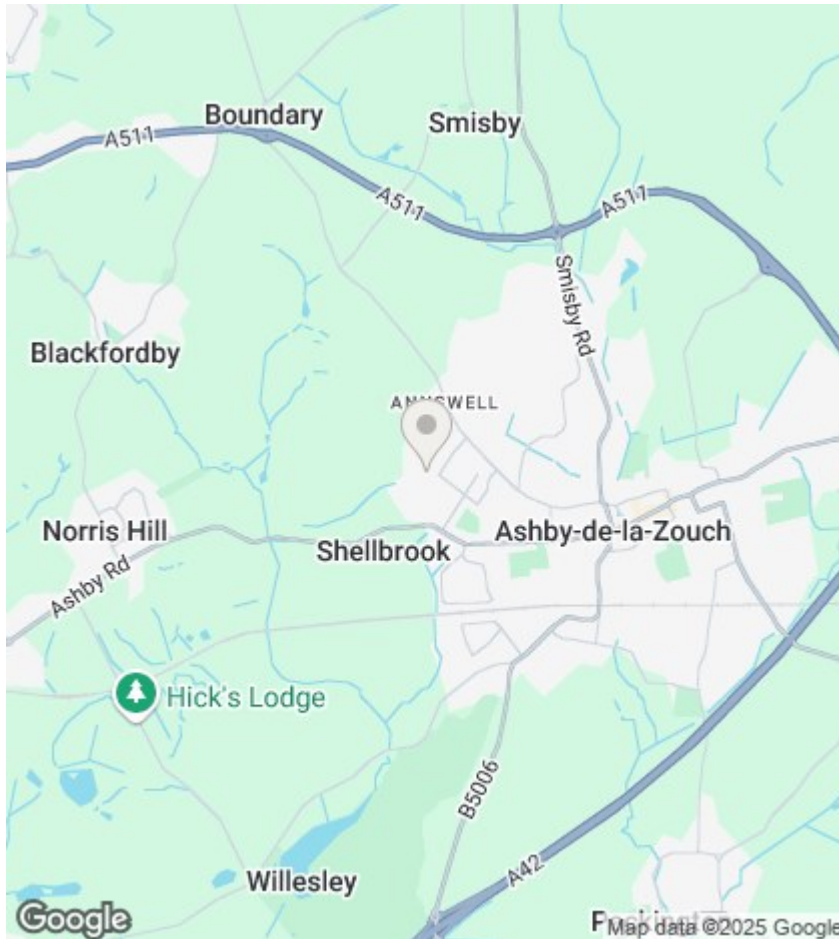
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. One Sales & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to One Sales & Lettings removing a property from the market and instructing solicitors for your purchase.

**Third Party Referral Arrangements:**

One Sales & Lettings have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







## Directions

## Viewings

Viewings by arrangement only. Call 01332 910111 to make an appointment.

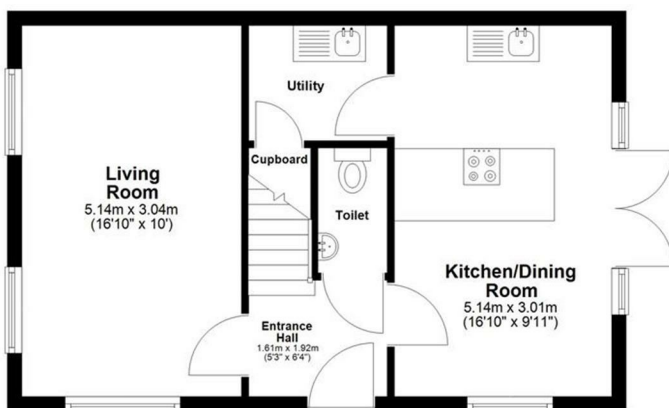
## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)

