



Kiln Close, Ashby-de-la-Zouch, LE65 1SY

£260,000

PRICED TO SELL NOW!!! Modern semi detached house in tucked away location with open space to front. Modern kitchen, bathroom & en suite. **MUST BE VIEWED!!!**



3 Kiln Close, Lount, Ashby-de-la-Zouch, LE65 1SY

We are delighted to offer for sale this semi detached house located in a tucked away position on a modern development within a popular village with access to transport links and amenities plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property was constructed in 2014 by Bellway Homes and as you would expect benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus contemporary bathroom, en suite and WC. Items of note include walk in bay window to lounge, French doors to rear, fitted wardrobes to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

The property occupies a tucked away position with open space to the front. There are well presented gardens with patio, lawns and external tap. There are 2 off road parking spaces.

Tenure - Freehold
Estate Management Fee - £360pa.
Central Heating - LPG Gas
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With floor entrance mat.

Lounge 15'3"(max) x 11'5"(max) (4.67m(max) x 3.50m(max))

With walk in bay window plus carpets and curtains.

Dining Kitchen 14'11"(max) x 10'9"(max) (4.57m(max) x 3.29m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With integrated 5 ring hob, hood, oven, dishwasher, fridge freezer and washing machine. With fitted flooring, larder plus French doors leading to rear garden.

WC 4'10" x 3'2" (1.48m x 0.98m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 12'3"(max) x 10'11"(max) (3.75m(max) x 3.35m(max))

With fitted wardrobes, carpets and curtains.

En Suite 8'1"(max) x 5'0"(max) (2.47m(max) x 1.54m(max))

Having contemporary white sanitary ware, tiling and vinyl flooring.

Bedroom 2 10'3" x 7'5" (3.14m x 2.28m)

With carpets and blinds.

Bedroom 3 7'3" x 6'11" (2.22m x 2.11m)

With fitted carpets.

Bathroom 7'4" x 6'2" (2.26m x 1.88m)

Having contemporary white sanitary ware with shower to bath plus tiling and flooring.

EXTERNAL

The property occupies a tucked away position with open space to the front. There are well presented gardens with patio, lawns and external tap. There are 2 off road parking spaces.





