



## 9 Oundle Close, Ashby-De-La-Zouch

£415,000 Freehold

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Occupying a fabulous plot and position, the house provides a bright and airy living space, offering gas central heating in a well presented and spacious interior. The property initially welcomes you into the entrance hall which provides access to the extensive ground floor accommodation. The delightful lounge is an excellent reception space, with French doors leading to the separate dining room. An additional reception room lies beyond this space; an upgraded former conservatory now functioning as a light-filled second lounge. The spacious kitchen is fitted with a range of base, floor and wall units, with modern cabinetry and a stellar breakfast bar. Twin built-in ovens and the induction hob ensure that cooking for the whole family is a breeze, whilst the large integrated fridge and dishwasher ensure that the space is highly functional. The kitchen leads to a handy separate utility room with integrated freezer, modern combi boiler, further storage, and space for a washing machine and tumble dryer. The ground floor is completed by the handy ground floor W.C that homes further storage and off the main entrance hall is another family room, formerly a garage, which can be used as a play room, office or could serve as a fifth bedroom.

The first-floor landing leads to four spacious bedrooms, all with built in wardrobes. The impressive master bedroom also benefits from a notably sizeable fully tiled en-suite shower room. The upper floor is completed by the modern family bathroom, with excellent fittings and fashionable tiling. Further storage space can be found in the sizable and easily accessible loft.

Externally, the broad frontage sees a spacious front driveway allowing ample off-street parking for easily 3 vehicles. The rear garden is a true oasis, well planted with mature shrubs and borders, benefitting from a large patio, charming timber gazebo and lawned area that is fortunate not to be overlooked and enjoys majority of the days sun. The plot boasts long covered storage accessible from the front and rear to cleverly make the most of the properties space. Oundle Close is a charming quiet cul-de-sac in an exceptionally private position, yet remains well connected for local schools and amenities. Well presented, thought out and ready to move in to, this house is a must view for those desiring the ideal home to enjoy with their family.

Ashby-De-La-Zouch is a historic town dating back over a thousand years, with a rich past and a bright future. The town benefits from numerous local landmarks and a delightful annual funfair, drawing crowds from across the region.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



**Hallway**

24' 3" x 6' 11" (7.40m x 2.10m)

**Living Room**

14' 1" x 10' 8" (4.30m x 3.26m)

**Kitchen**

9' 0" x 15' 3" (2.75m x 4.65m)

**Dining Room**

10' 4" x 10' 4" (3.14m x 3.14m)

**Family Room**

13' 1" x 8' 1" (3.98m x 2.46m)

**Conservatory**

10' 2" x 10' 6" (3.09m x 3.21m)

**Utility Room**

7' 10" x 7' 8" (2.38m x 2.33m)

**Ground Floor W.C.**

5' 10" x 3' 7" (1.78m x 1.08m)

**Landing**

**Bedroom One**

10' 9" x 16' 11" (3.28m x 5.15m)

**Master Ensuite**

5' 5" x 8' 8" (1.65m x 2.65m)

**Bedroom Two**

12' 7" x 8' 6" (3.84m x 2.58m)



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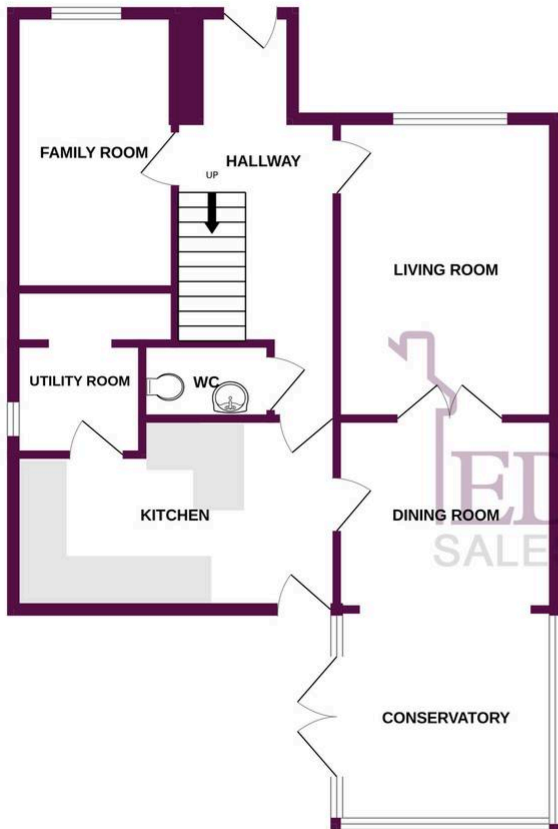
**Bedroom Three**  
8' 2" x 8' 8" (2.48m x 2.64m)

**Bedroom Four**  
8' 2" x 8' 4" (2.48m x 2.55m)

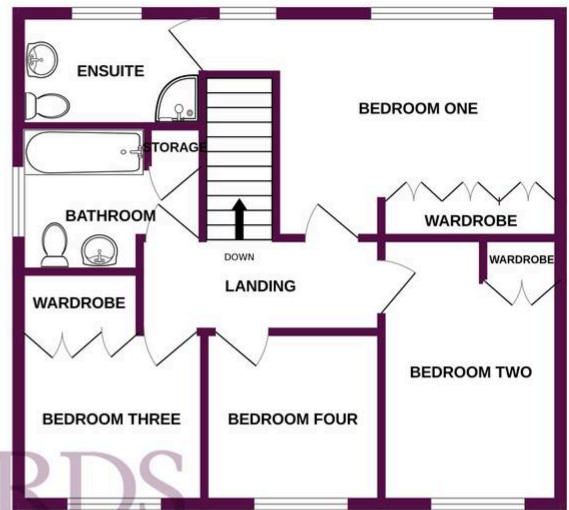
**Bathroom**



GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



EDWARDS  
SALES AND LETTINGS

TOTAL FLOOR AREA : 1350 sq.ft. (125.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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