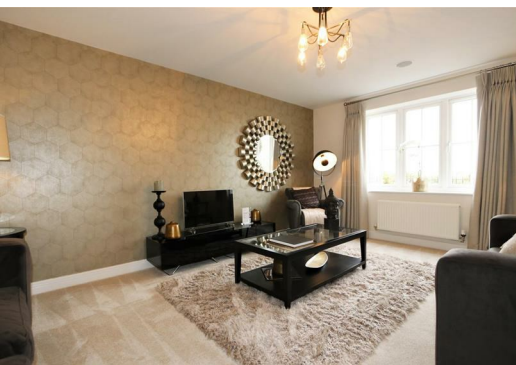




Bishop Hall Road,
 Ashby-De-La-Zouch, LE65 2UW
 £395,000



*** NEW TO THE MARKET *** An impressive four bedroomed detached family home featuring a bright and airy interior. Built to a high specification by Ashberry Homes to their THE WYKEHAM design, this property is the former show home and has benefitted from several extra features. The kitchen with dining area opens onto the rear landscaped garden through French doors, whilst the lounge features a beautiful bay window. Also on the ground floor is a study, utility room and a cloakroom/w.c. Upstairs on the first floor, you'll find the master bedroom with an en suite shower room, three double bedrooms and a four piece family bathroom. There's a garage, off-road parking and a landscaped rear garden. **BE THE FIRST TO VIEW - CALL FOR FURTHER INFORMATION**

ASHBY - The Location

The ancient, historic market town of Ashby (with its famous 15th century castle) almost certainly dates back to Roman times. Later, in the early 19th century, it became a spa town. Many of the Georgian style buildings that you now see were built to accommodate visitors to the Baths. Today, Ashby de la Zouch is a thriving and bustling town within the National Forest and enjoys a wide range of good shops, schools, pubs, churches and local amenities. The nearby M42 motorway gives easy access to the M1, M5 and M6 and many other Midland towns and cities. The town is also convenient for the Nottingham East Midlands airport.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

Enter through to the bright hallway with a decorative tiled floor, a radiator, smoke detector, stairs to the first floor accommodation and doors to the lounge, kitchen/diner and snug.

SPACIOUS LOUNGE



A generous room having a TV aerial point, telephone point, a radiator and a UPVC double glazed front window.



SNUG



This excellent addition allows for a private work space or family room. With a radiator and two UPVC double glazed front and side windows.

MODERN FITTED KITCHEN/DINER



Fitted with a range of grey high gloss base and drawer units with matching wall cupboards, wood effect rolled edge worktops, an inset sink and drainer with a mixer tap, an inset electric oven with a four ring induction hob and an extractor hood overhead. Other features include an integrated fridge/freezer and dishwasher. A

decorative tiled floor, radiator, doors to the utility room and boiler room, double glazed doors to the rear garden and a UPVC double glazed rear window.



CLOAKROOM/W.C



Fitted with a pedestal wash hand basin and a dual flush toilet. A decorative tiled floor, tiled walls, radiator and an extractor fan.

BOILER ROOM

A good sized space housing the unvented storage cylinder and providing a generous space to be used as a cloakroom.

FIRST FLOOR ACCOMMODATION

LANDING

Giving access to all of the bedrooms, a built-in sound system, smoke detector, a loft access hatch and a UPVC double glazed side window.

MASTER BEDROOM



An excellent master bedroom suite fitted with mirrored wardrobes to one wall, space for a dressing table, a radiator, a door to the en suite shower room and a UPVC double glazed front window with field views.

UTILITY ROOM



Having units and a wall cupboard matching the kitchen, wood effect rolled edge worktops, an inset sink and drainer, an integral washing machine, decorative tiled flooring, a radiator, a door to the cloakroom/w.c and a door to the rear garden.



EN SUITE SHOWER ROOM



Comprising: a fully tiled shower cubicle with a wall mounted shower overhead, a pedestal wash hand basin and a dual flush toilet. A chrome ladder towel rail, tiled walls, a tiled floor, electric shaver points and an extractor fan.

BEDROOM TWO



Having fitted mirrored wardrobes to one wall, a radiator and a UPVC double glazed front window.



BEDROOM THREE



Another good sized bedroom with part mirrored wardrobes to one wall, a radiator and a UPVC double glazed rear window overlooking the garden.

BEDROOM FOUR



With a radiator and a UPVC double glazed rear window.

FOUR PIECE FAMILY BATHROOM



A four piece suite comprising: a panelled bath with a chrome mixer tap, a fully tiled shower cubicle with a wall mounted shower overhead, a pedestal wash hand basin and a dual flush toilet. A grey tiled floor, contrasting tiled walls, a chrome ladder towel rail, extractor fan and a UPVC double glazed opaque rear window.

OUTSIDE

FRONT ELEVATION

To the front of the property there are two bark areas either side of the front door with an abundance of shrubs and plants. A block paved path leads to the front door and to the side of the house where there is parking in front of the garage for at least two cars.

GARAGE

With power, lighting and an up and over door.

LANDSCAPED REAR GARDEN



The garden is mainly laid to lawn with a sand stone patio seating area and borders stocked full of plants and shrubs.



AND FINALLY...

COUNCIL TAX BAND:

The property is believed to be in council tax band: TBC

HOW TO GET THERE

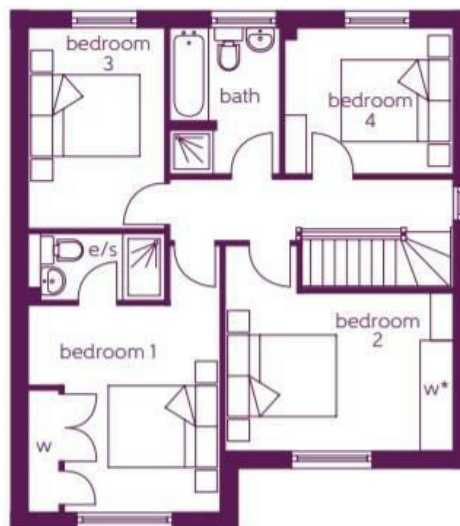
Postcode for sat navs: LE65 2UW

PLEASE NOTE:

SERVICES: All mains are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. **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. **TENURE:** Freehold - with vacant possession on completion. Newton Fallowell recommend 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.



Ground Floor



First Floor

Kitchen/ Dining Room

5.850m x 3.700m 19'2" x 12'2"

Living Room

5.000m x 3.490m 16'5" x 11'5"

Study

2.860m x 2.620m 9'5" x 8'7"

Bedroom 1

3.760m x 3.490m 12'4" x 11'5"
(incl. wardrobes) (incl. wardrobes)

Bedroom 2

4.160m x 2.860m 13'8" x 9'5"

Bedroom 3

3.650m x 2.480m 12'0" x 8'2"

Bedroom 4

3.060m x 2.660m 10'1" x 8'9"

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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