



Ash Tree Road,

Ashby-De-La-Zouch, LE65 2JH

Offers In Excess Of £600,000



****SUBSTANTIAL FAMILY HOME WITH SUPERB ADDITIONS AND ADJUSTMENTS**** An impressive five-bedroomed detached family residence constructed to a high specification in a sought after residential location of Ashby. Constructed to a high standard with the remainder of a 10 year NHBC guarantee. Offering contemporary living accommodation briefly comprising: an entrance hallway with a cloakroom and separate w.c., sitting room, open-plan living/kitchen/diner and an adjoining utility room and a family room/dining room. First floor: master bedroom with a dressing area and en suite shower room, bedroom two with an en suite shower room, three further generous bedrooms and a four piece family bathroom. The property is situated on a sizeable plot and benefits from off road parking, a double garage and a landscaped rear garden. Viewing is enthusiastically recommended to fully appreciate the accommodation on offer so please call today and book a viewing!

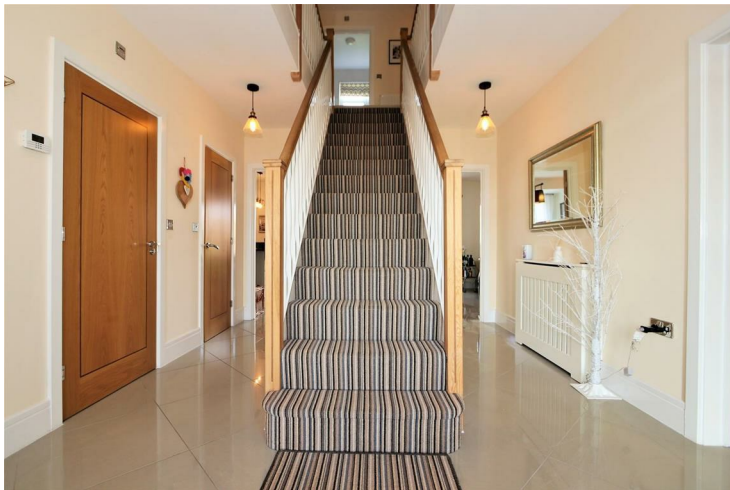
ASHBY - The Location

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

Enter through the front door under the canopied entrance porch to the...

ENTRANCE HALLWAY



Having a high gloss tiled floor flowing through to the living/kitchen/diner, a built-in cloakroom, radiator, stairs to the first floor accommodation and doors to the ground floor rooms.

SITTING ROOM



A welcoming room with a radiator, TV aerial point and three UPVC double glazed windows to the front and side.



FAMILY ROOM/DINING ROOM



Perfect for entertaining guests this room has a feature mirrored wall, a radiator and a UPVC double glazed front window.

SEPARATE W.C

A generous sized w.c fitted with a wall mounted wash hand basin, a dual flush toilet, high gloss tiled flooring, part tiled walls, a radiator and an extractor fan.

OPEN PLAN LIVING/KITCHEN/DINER



The main feature of the house and fitted with a range of contrasting grey and cream base and drawer units with matching wall cupboards, grey granite worktops, an inset sink and drainer with a mixer tap over, an inset eye level double oven, a four ring induction hob and an extractor hood overhead. Other features include an integral dishwasher and fridge freezer. Feature lighting to all three areas, a breakfast bar, three radiators, a door to the utility room, bi-folding doors to the rear garden and two UPVC double glazed rear windows.



UTILITY ROOM

Having units matching the kitchen, grey granite worktops, a full height larder cupboard, a wine cooler, space and plumbing for a washing machine and a door to the side elevation.

FIRST FLOOR ACCOMMODATION

OPEN LANDING



Having two built-in storage cupboards, a radiator, loft access hatch, smoke detector and doors to bedrooms and bathroom.

MASTER BEDROOM



A generous room with a dressing area fitted with sliding door wardrobes, a radiator, a door to the en suite shower room and a UPVC double glazed front window.



EN SUITE SHOWER ROOM

EN SUITE SHOWER ROOM



Comprising: a fully tiled walk-in shower cubicle with a wall mounted shower overhead, twin wall mounted vanity wash hand basins and a dual flush toilet. A chrome ladder towel rail, tiled walls, a tiled floor, an extractor fan and a UPVC double glazed opaque side window.

Fitted with a fully tiled shower cubicle with a wall mounted shower overhead, a wall mounted vanity wash hand basin and a dual flush toilet. A tiled floor, tiled walls, chrome ladder towel rail, an extractor fan and a UPVC double glazed opaque side window.

GUEST BEDROOM TWO

BEDROOM THREE



Another good sized room with fitted wardrobes to one wall, a radiator, a door to the en suite shower room and a UPVC double glazed front window.

Fitted with wardrobes to one wall, a radiator and a UPVC double glazed rear window overlooking the garden.

BEDROOM FOUR



With space for wardrobes, a radiator and a UPVC double glazed rear window.

BEDROOM FIVE



Currently used as an office. With a radiator, laminate flooring and a UPVC double glazed front window.

FOUR PIECE FAMILY BATHROOM



A stylish white suite comprising: a panelled bath with a rainforest shower overhead, a fully tiled shower cubicle with a wall mounted shower overhead, a wall mounted vanity wash hand basin and a

dual flush toilet. Tiled walls, a tiled floor, chrome ladder towel rail, electric shaver points, an extractor fan and a UPVC double glazed opaque rear window.

OUTSIDE

FRONT ELEVATION

The artificial lawned front garden has a paved path leading to the front door with a surrounding wrought iron fence boundary.

OFF ROAD PARKING



To the side of the property there is off road parking on the block paved drive for at least four cars.

DOUBLE GARAGE

With power, lighting, two up and over front doors and a side courtesy door

LANDSCAPED REAR GARDEN



The garden is mainly laid to lawn with a paved patio seating area, there are also decorative borders stocked full of mature plants and surrounding brick boundary walls.



AND FINALLY...

COUNCIL TAX BAND:

The property is believed to be in council tax band: 'F'

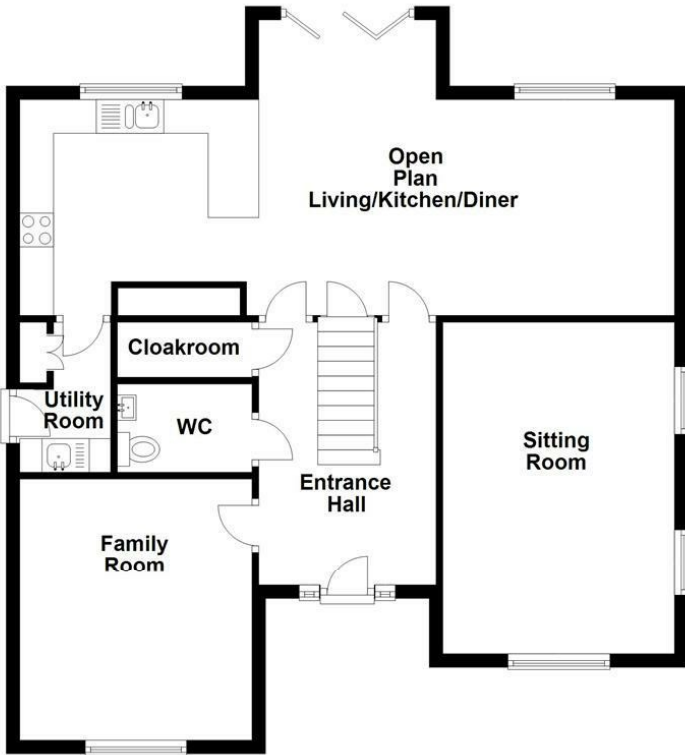
HOW TO GET THERE

Postcode for sat navs: LE65 2JH

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



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	92

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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