



Brick Kiln Lane, Ashby-De-La-Zouch



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Freehold

£270,000



Key Features

- Immaculately Kept Three Bedroomed Semi Detached Home
- Cloakroom/W.C
- Naturally Bright Lounge
- Modern Fitted Kitchen/Diner
- Master Bedroom With En Suite Shower Room
- Two Further Good Sized Bedrooms
- EPC rating B





Situated in the desirable location of Ashby-de-la-Zouch, this stunning house is now available for sale. Built by Ashberry Homes this modern three bedroom semi-detached house is perfect for first time buyers or that young family just starting out. Tucked away in a quiet cul-de-sac, the property offers a peaceful and serene living environment.

Conveniently located in close proximity to Ashby's market town, you'll have easy access to all the amenities and attractions this charming town has to offer. The house boasts a good size rear garden, perfect for outdoor activities or enjoying a quiet moment in nature.

Inside, you'll find a modern kitchen/diner, a true highlight of this property featuring a range of wall mounted units and matching base units. The integrated appliances include: - a dishwasher, fridge, freezer, and washing machine make daily chores a breeze. The ample dining space is perfect for entertaining guests or enjoying a family meal. The lounge is a cozy space to relax and unwind, while the cloakroom/w.c. and entrance hallway provide practicality and convenience.

Upstairs, three well-appointed bedrooms offering plenty of space for a growing family. The master bedroom features a modern en-suite shower room providing privacy and convenience. Additionally, there is a three-piece family bathroom for your daily needs.

Outside, the westerly facing rear garden is a true delight. With the main area laid to lawn and a paved patio area, you'll have plenty of space to enjoy the outdoors. The fenced boundaries and access to the driveway provide security and privacy. Speaking of the driveway, there is off-road parking available for two cars ensuring you'll never have to worry about finding a parking spot.

In addition to all these wonderful features, this property is also within the catchment area of Hilltop Primary school, making it ideal for families with young children.

Don't miss out on this fantastic opportunity. Call our Ashby office today to secure your private viewing and make this house your new home.

Ashby De La Zouch is ideally situated for all that this popular town has to offer. The house is within easy reach of a range of local amenities, including supermarkets, shops, leisure centre which offers both swimming lessons and gym facilities. For those seeking outdoor pursuits, there are many parks and green spaces in the area as well as the nearby National Forest, walks and trails. The property also benefits from excellent transport links with easy access to the M1 motorway and mainline train stations including East Midlands Parkway, making it ideal for commuters. The area is also home to some fantastic attractions such as Ashby Castle, Staunton Harold Hall and Calke Abbey. There are plenty of outdoor activities to enjoy including: - golf courses, walking trails, cycling routes and fishing lakes. Why not take advantage of the local pubs and restaurants in the area; you can find everything from traditional British cuisine to

international flavours here! Ashby De La Zouch is also home to several schools; from nurseries to sixth form colleges, there's something for everyone!

ACCOMMODATION

ENTRANCE HALLWAY
1.33x1.33

CLOAKROOM/W.C.
1.43x0.99

LOUNGE
4.22x3.46

KITCHEN DINER
4.55x3.30

FIRST FLOOR ACCOMMODATION

LANDING
2.20 x 2.03

BEDROOM ONE
3.32x3.11

EN-SUITE SHOWER ROOM
2.45x1.54

BEDROOM TWO
3.11x2.25

BEDROOM THREE
2.20x2.09

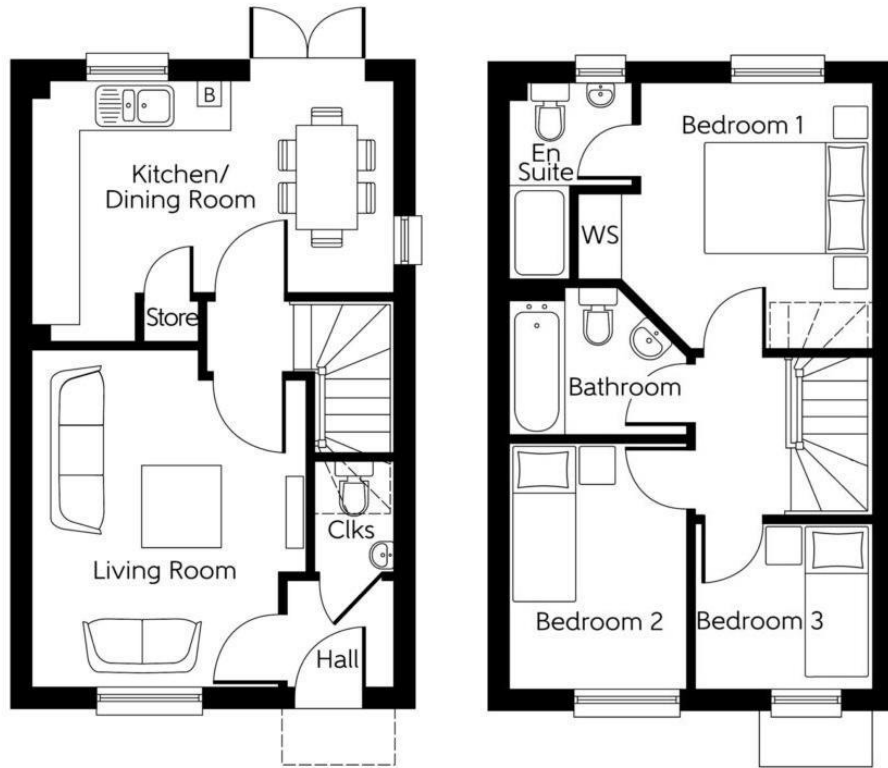
FAMILY BATHROOM
2.25x1.88

HOW TO GET THERE:-
Postcode for sat navs: LE65 2WH

COUNCIL TAX BAND:-
The property is believed to be in council tax band: B

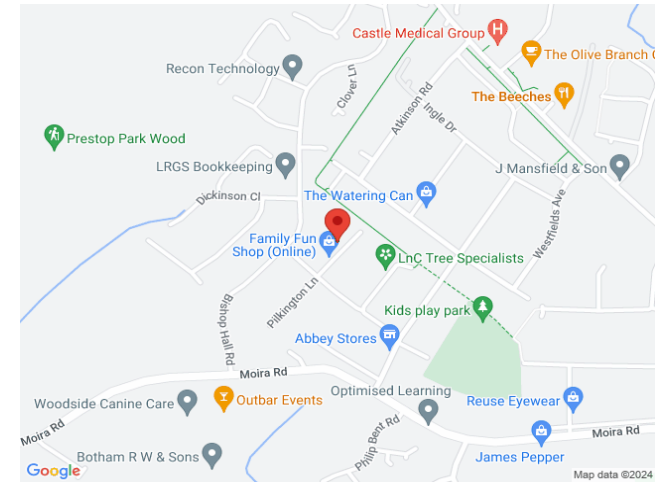
PLEASE NOTE:-
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		



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