



Malvern Crescent, Ashby-De-La-Zouch



3



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Freehold

£260,000



### Key Features

- Three Bedroom Semi-Detached Family Home
- Well Appointed Decoration Throughout
- Open Plan Living + Modern Fitted Kitchen
- Lounge + Dining Area
- Three Double Bedrooms
- Luxurious Four Piece Bathroom
- EPC rating C





Welcome to this stunning three double bedroom semi-detached home located in a popular area for families in Ashby-de-la-Zouch. The property boasts a modern open plan living space, making it the perfect layout for a family. The motivated seller has ensured that the decoration throughout is stunning, creating a welcoming environment for you to call home.

On the first floor, you will find three generously sized double bedrooms, perfect for a growing family. The refitted four-piece bathroom features a beautiful 'slipper' freestanding bath and a walk-in double shower cubicle.

The kitchen is a true highlight of this home, with a breakfast bar, stylish laminate floor, and modern kitchen units with contrasting worktops. The open plan layout of the lounge, diner, and kitchen is ideal for entertaining guests. The range of integrated appliances, including an oven, hob, extractor fan, fridge, freezer, and dishwasher, make cooking a breeze. The entrance porch is an added bonus, providing a convenient space to store coats and shoes.

Outside, the fenced boundaries and landscaped westerly rear garden provide privacy and tranquillity. The great open aspect to the rear of the property ensures your not overlooked. The ample paved patio is perfect for outdoor entertaining or simply relaxing with a cup of coffee.

Located within close proximity to the sought-after Ashby-de-la-Zouch location, this property is in an ideal location for families. Don't miss out on the opportunity to secure your private viewing of this incredible home. Contact our Ashby team today.

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

LIVING ROOM  
5.05m x 3.27m

DINING AREA  
2.62m x 2.30m

FITTED KITCHEN  
3.03m x 2.30m

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE  
4.16m x 3.11m

BEDROOM TWO  
3.19m x 3.11m

BEDROOM THREE  
3.16m x 2.54m

#### FAMILY BATHROOM

GARAGE  
5.09m x 2.38m

#### HOW TO GET THERE:-

Postcode for sat navs: LE65 2JZ

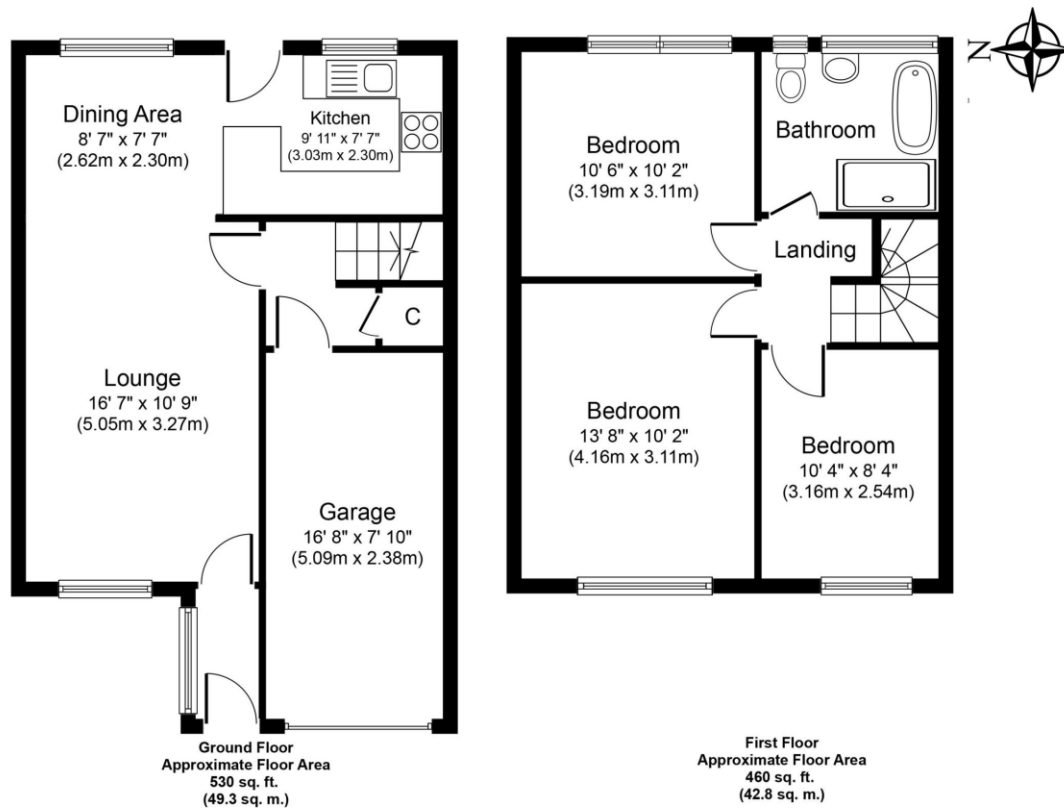
#### COUNCIL TAX BAND:-

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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