



Schofield Court , Ashby-De-La-Zouch



Freehold

£270,000



Key Features

- Three Bedroomed Semi Detached Home
- Spacious Lounge
- Modern Kitchen Diner
- Cloakroom/W.C.
- Three Generous Bedrooms
- Four Piece Family Bathroom
- EPC rating B





This immaculate three-bedroomed semi-detached home, constructed to a high specification by Davidson Homes is now available. This property presents an ideal opportunity for first-time buyers and investors alike. Situated within walking distance of the town centre, it offers easy access to shops, restaurants, and various amenities, making it a prime location for those seeking convenience and comfort. Inside you'll find on the ground floor:- hallway, a good sized lounge, a modern kitchen/diner, cloakroom/W.C. Upstairs:- three well appointed bedrooms and a stylish four-piece bathroom. Outside:- parking for three cars and a landscaped garden area. Call at your earliest convenience to arrange a viewing!

ACCOMMODATION

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, central heating radiator. Door leading to the:-

LOUNGE

4.49 x 3.61

TV/satellite points, Amtico flooring, central heating radiator, under stairs storage and a UPVC double glazed window.

Door leading to the inner hallway.

INNER HALLWAY

Amtico flooring, doors leading to kitchen/diner and:-

MODERN KITCHEN DINER

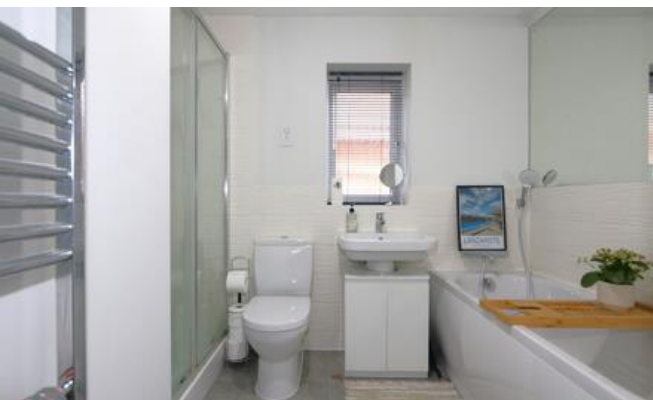
4.63 x 3.36

Fitted with a range of upgraded wall mounted units with matching base and drawer units. Wood effect laminate worktops with matching upstand. Inset stainless steel 1.5 bowl sink with matching drainer and mixer tap. Four ring gas hob with AEG oven/grill below and extractor over, integrated microwave, fridge freezer, slimline dishwasher and washing machine. Amtico floors, wall mounted gas boiler neatly concealed within cupboard, UPVC double glazed French doors with matching side panels leading to the rear garden.

CLOAKROOM/W.C.

1.06 x 1.49

Two piece suite comprising:- dual flush toilet, wall mounted hand wash basin, central heating radiator and a continuation of amtico flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard with fitted shelves, loft hatch, doors leading to the bedrooms and bathroom.

BEDROOM ONE

4.06 + wardrobe space x 2.74

Suitable space for fitted storage, TV point, UPVC double glazed window and central heating radiator.

BEDROOM TWO

3.16 x 2.41

UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE

2.12 x 2.04

UPVC double glazed window to the front and central heating radiator.

FOUR-PIECE FAMILY BATHROOM

2.82 max x 2.56

Four piece Bathroom, panelled bath with mixer tap and shower attachment, double shower cubicle with glazed sliding door and mains fed shower, pedestal mounted hand wash basin with mixer tap, dual flush toilet, shaver point, extractor fan, tiled splashback, UPVC double glazed opaque side elevation window and central heating radiator.

OUTSIDE

Sat within the top corner with off-road parking for at least three cars. A landscaped rear garden mainly laid to lawn with paved patio area, decorative fenced boundaries and access to the side.

COUNCIL TAX BAND:-

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

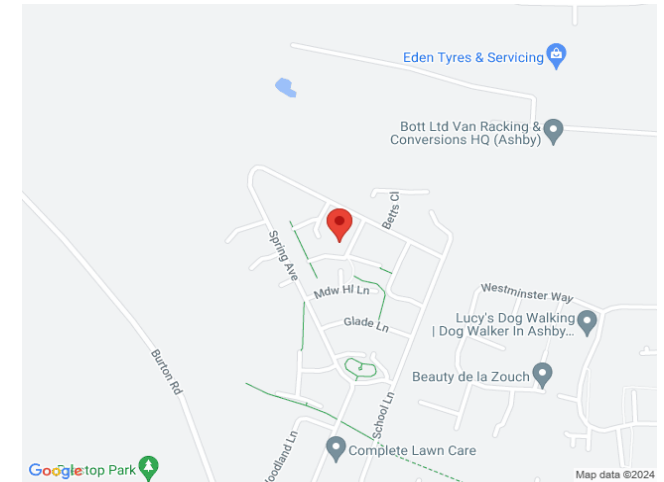
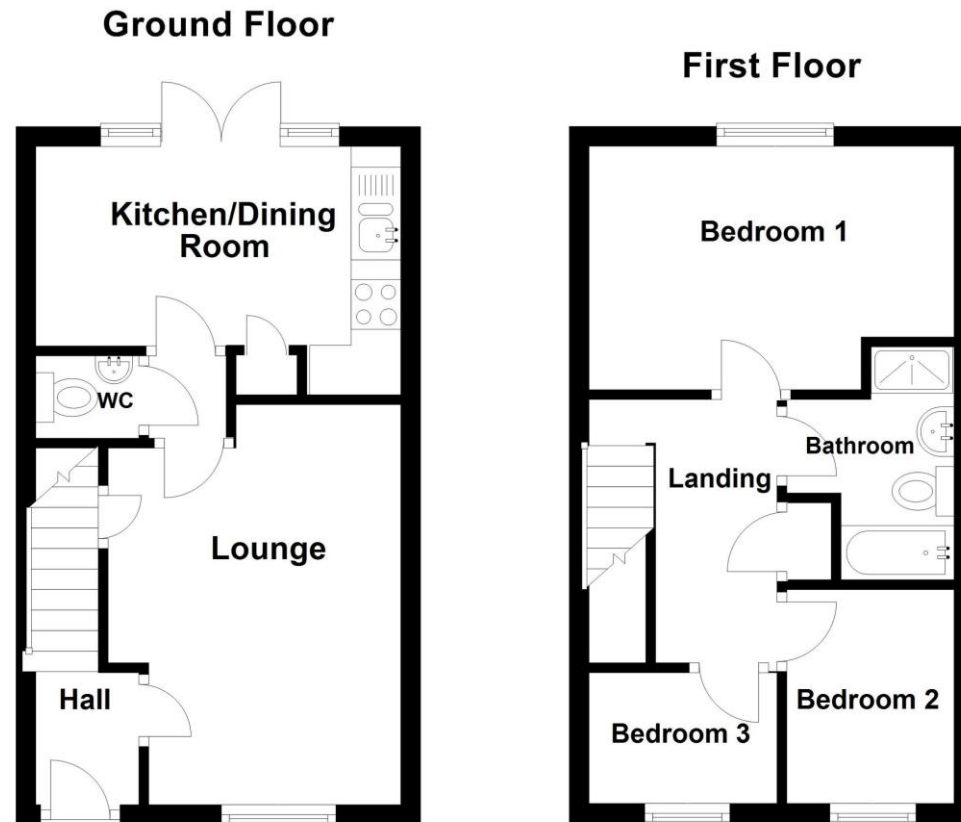
HOW TO GET THERE:-

Postcode for sat navs: LE65 2RU

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

 **NEWTONFALLOWELL**

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