



Northfields, Ashby-De-La-Zouch



3



1



2

£185,000



Key Features

- Three Bedroom Town House
- Head Of Cul-De-Sac
- Lounge
- Modern Fitted Kitchen
- Downstairs Bathroom
- Good Sized Bedrooms
- EPC rating D
- Freehold





Set at the head of a conveniently located cul-de-sac about half a mile from the town centre, this three-bedroom home has off-road parking for 2-3 cars and a rear garden. The accommodation briefly comprises: a canopied porch, a hallway, a 16ft lounge, a well-appointed refitted modern kitchen with integrated appliances included, a downstairs bathroom and, on the first floor, three good-sized bedrooms (two double and one small double room). The block-paved driveway offers off-road parking for two-three cars, and there's an enclosed lawned garden enjoying a backdrop of shrubs and trees. Viewing a must!

ACCOMMODATION

CANOPIED PORCH

A upvc double glazed opaque door opens into the:

ENTRANCE HALLWAY 1.84x1.72

With a central heating radiator, electrics box, stairs off to the first floor, and doors to the lounge, the kitchen and the downstairs bathroom. A half-glazed pine door leads to the:

LOUNGE 4.90 x 3.45

With a fire surround and coal-effect gas fire, marble-effect inset and hearth, a TV point and satellite cable, a central heating radiator, a upvc single glazed window overlooking the front aspect and upvc double glazed sliding doors to the patio and rear garden.

MODERN KITCHEN 4.06x2.90

This well-equipped modern kitchen has a range of integrated appliances: a dishwasher (Smeg), a washing machine, a dryer, a fridge and a freezer. There's a range of base and drawer units and matching wall cupboards, a one and a half bowl stainless steel sink and drainer, an inset four-ring ceramic hob with touch-sensitive controls and a stainless steel double oven/grill, and an overhead cooker hood. Tiled splashbacks and contrasting roll-edged worksurfaces. A wall-mounted Potterton combination gas boiler, a central heating radiator, tiled flooring. A upvc single glazed window overlooking the rear garden and a upvc double glazed door to the patio.

DOWNSTAIRS BATHROOM 2.44 x 2.21

Fitted with a panelled bath with electric shower over and shower curtain rail, a pedestal wash basin and a w.c. A central

heating radiator, part-tiled walls, ceiling spotlights and two upvc single glazed windows to the front aspect.

FIRST FLOOR ACCOMMODATION

LANDING 2.91x1.83

BEDROOM ONE 4.93 x 3.43

With two useful built-in storage cupboards, a central heating radiator, TV aerial cable, and dual-aspect upvc single glazed windows to the front and rear.

BEDROOM TWO 3.25 max x 2.90

(8'7" min width). With a central heating radiator, shelving in the alcove, a TV aerial cable and a upvc single glazed window overlooking the rear garden.

BEDROOM THREE 3.05 x 2.46

A small double bedroom. With a TV aerial cable and a upvc single glazed window to the front aspect.

HOW TO GET THERE

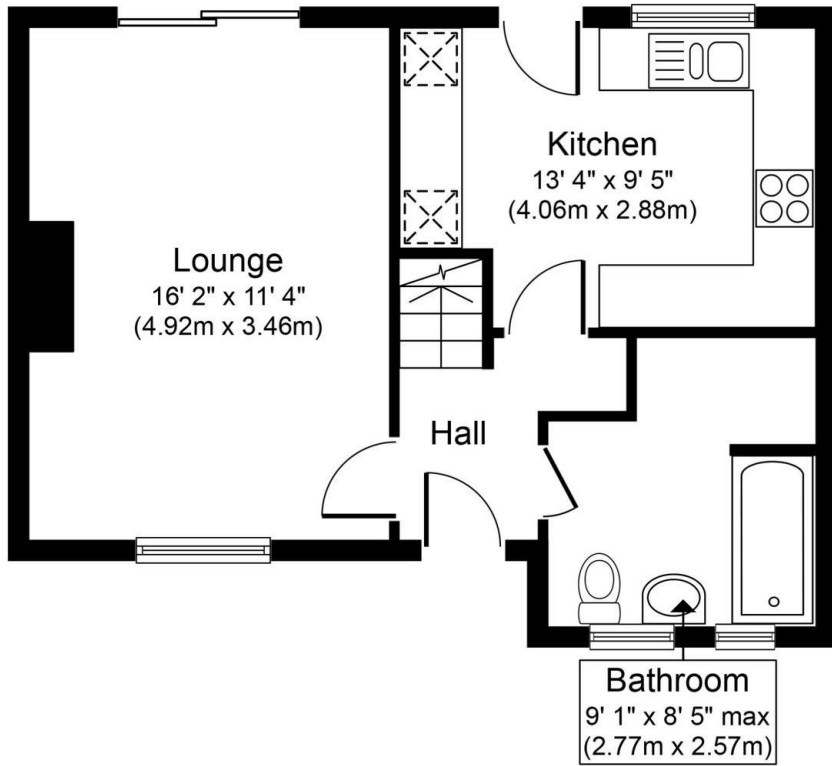
Postcode for sat navs: LE65 1HR

COUNCIL TAX BAND

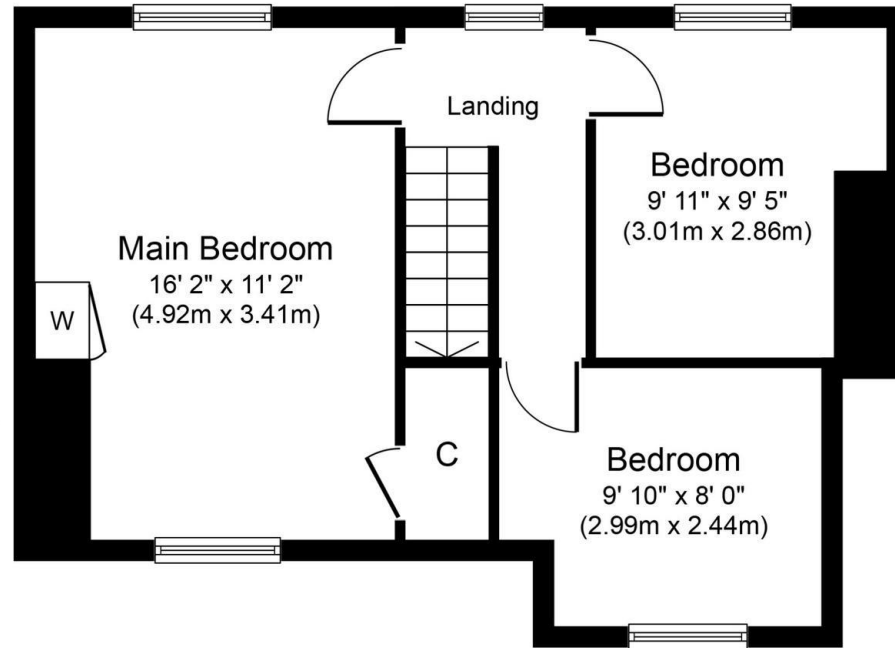
The property is believed to be in council tax band: B

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.



Ground Floor
Approximate Floor Area
423 sq. ft.
(39.3 sq. m.)



First Floor
Approximate Floor Area
445 sq. ft.
(41.3 sq. m.)

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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

