



Philip Bent Road, Ashby-De-La-Zouch



4



3



2

£525,000



## Key Features

- Bloors Unique Four Bedroom Detached
- Prime Location Overlooking The Countryside
- Three-Storey + Guest Suite
- Generous Lounge
- Open Plan Living Kitchen
- Family Bathroom + Two En-Suites
- EPC rating B
- Freehold





Welcome to this beautiful four-bedroom detached home, located in the charming town of Ashby-de-la-Zouch. Set on the fringe of a quiet select development, this Bloors unique designed house offers a spacious and versatile living space spread over three floors. With a stunning rural countryside farmland view, this is the perfect family home.

As you step inside, you'll immediately notice the abundance of natural light, thanks to the skylight and open plan living areas. The vaulted ceiling adds a touch of elegance and creates a sense of openness throughout the house. The indoor-outdoor flow allows for easy entertaining and family gatherings.

The first floor is home to three generous double bedrooms, each offering ample space and comfort. The master bedroom is a true retreat, complete with a walk-in wardrobe featuring fully fitted storage and an ensuite shower room. Bedroom four even boasts its own balcony, perfect for enjoying a morning coffee or evening sunset.

The kitchen is a true highlight of this home, with a polished tiled floor and a range of modern units with contrasting worktops. The living kitchen offers ample space for dining and living, making it the perfect combination for any family and features a double oven/grill, electric hob, dishwasher, fridge, and freezer. The multiple aspects allow for breathtaking views of the south easterly facing

garden and the surrounding countryside. The utility area provides additional space for appliances. The entrance hallway and stylish two-piece W.C. feature a washed oak effect Karndean floor, while the spacious lounge area offers a comfortable space to relax.

Step outside and you'll find yourself surrounded by beautifully landscaped gardens. The south-easterly facing rear garden features a paved patio area, perfect for alfresco dining, as well as a timber deck space with a gazebo frame over. The garden is mainly laid to lawn and offers an abundance of colour, with a small brook and tree line backdrop creating a peaceful and private oasis. Courtyard parking for at least two cars and a single garage provide ample space for vehicles.

Located in the Hilltop Primary School Catchment area, this home is perfect for families. There are nearby trails leading to Hicks Lodge and Willesley Woodlands, ideal for outdoor enthusiasts. And with a short walk into Ashby's desirable market town, you'll have easy access to all amenities.

Don't miss out on this fantastic opportunity! Get in touch with our Ashby team today to secure your private viewing.





ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE 6.18 x 3.37

KITCHEN/DINING ROOM 3.25 x 2.48

FAMILY AREA 3.15 x 2.02

UTILITY ROOM

CLOAKROOM/W.C.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.71 x 3.43

WALK-IN WARDROBE

EN-SUITE SHOWER ROOM

BEDROOM THREE 4.09 x 2.88

BEDROOM FOUR 3.23 x 3.12

FAMILY BATHROOM

SECOND FLOOR ACCOMMODATION

STUDY AREA

GUEST BEDROOM 3.53 x 3.33



DRESSING ROOM

EN-SUITE SHOWER ROOM

SINGLE GARAGE 5.92×3.14

ANNUAL MAINTENANCE CHARGE

There is an annual maintenance charge of £187.41

COUNCIL TAX BAND:-

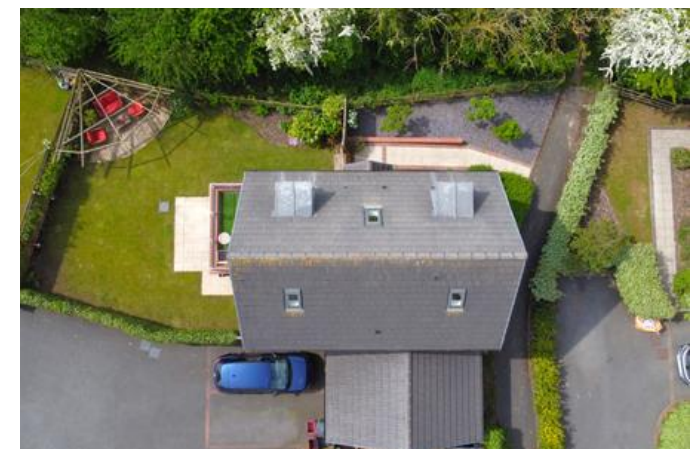
The property is believed to be in council tax band: F

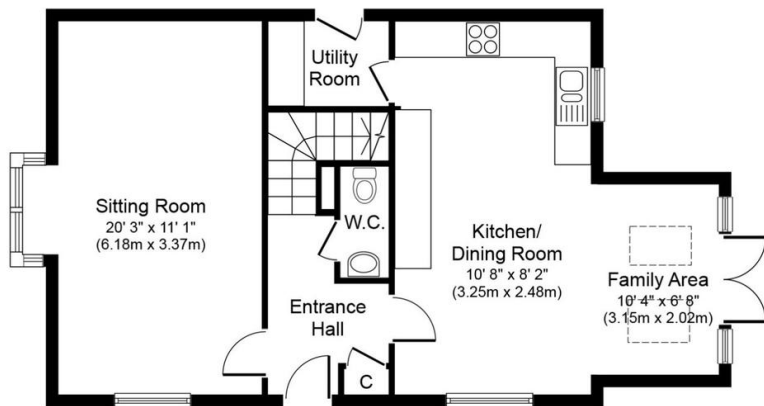
HOW TO GET THERE:-

Postcode for sat navs: LE65 2AN

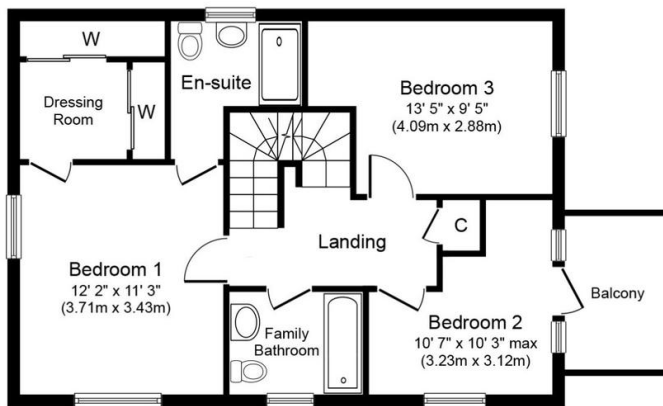
PLEASE NOTE:-

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.

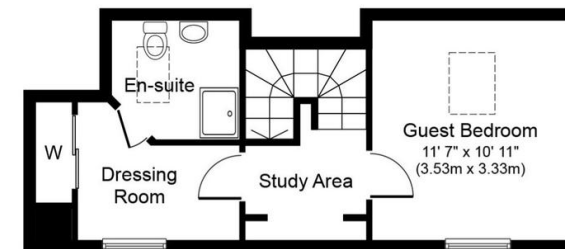




**Ground Floor**  
**Approximate Floor Area**  
**668 sq. ft.**  
**(62.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**587 sq. ft.**  
**(54.5 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**315 sq. ft.**  
**(29.3 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) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

