



Woodside, Ashby-De-La-Zouch



3



1



1

OIRO £270,000



Key Features

- Three Bedroom Semi Detached
- Popular Residential Estate
- Open Plan Lounge/Diner
- Hilltop Primary School Catchment
- Fitted Kitchen
- Three Bedrooms
- EPC rating U
- Freehold





An inviting modern semi-detached house located in the heart of Ashby-de-la-Zouch, perfectly positioned within the popular Hilltop Primary School catchment area.

This beautifully presented home, set back from the road behind a landscaped front garden, is ideal for first-time buyers or growing families. A spacious driveway offers ample off-road parking, while a detached single garage at the rear ensures convenient storage.

Upon entering, you'll be greeted by a welcoming hallway with stairs to the first floor and a handy under-stairs cupboard. The modern fitted kitchen boasts beige cabinets, stainless steel appliances, and sleek work surfaces, accommodating a double oven with space and plumbing for a washing machine and fridge freezer. The open-plan lounge/diner with its engineered oak flooring and feature fireplace creates a cosy hub for family gatherings.

Upstairs, three well-appointed bedrooms provide restful retreats, complemented by a bright family bathroom featuring an enclosed quadrant shower cubicle, with a vanity mounted hand wash basin with toilet and stylish tiled splashbacks.

Step outside to discover the lush rear garden, a serene oasis with neatly trimmed grass, assorted potted plants, and a quaint patio area—perfect for al fresco dining and enjoying tranquil evenings.

Ashby-de-la-Zouch, a charming market town nestled in the heart of Leicestershire. Known for its rich history and tight-knit community, Ashby offers a perfect blend of rural tranquillity and modern convenience. You'll find a selection of quaint shops, restaurants, and essential amenities, all within a short distance. The town is also well-connected to major road networks, making commuting or day trips a breeze.

Families will be particularly attracted to this area due to its excellent educational facilities. The property is within the sought-after catchment area of Hilltop Primary School, renowned for its nurturing environment and strong academic standards. The educational journey continues smoothly into secondary education, with several highly-rated schools and colleges nearby, ensuring that children receive quality education from start to finish.

For those who enjoy the great outdoors, Ashby-de-la-Zouch does not disappoint. Boasting a number of green spaces and recreational areas, it's perfect for weekend strolls, picnics, or more vigorous outdoor activities. The nearby National Forest provides extensive trails and scenic views, ideal for family outings and nature enthusiasts. This vibrant community also hosts a

variety of events and activities throughout the year, ensuring a lively and welcoming atmosphere for all residents.

If shopping and dining are more your speed, you'll appreciate the diverse array of boutiques and eateries at your fingertips. From traditional English pubs to contemporary restaurants, there's something to satisfy every palate. Additionally, the local farmers market delivers a superb selection of fresh produce and artisanal goods, bringing farm-to-table freshness right to your doorstep.

Nestled within a friendly suburban neighbourhood with neat gardens and a community feel, Woodside is more than just a house; it's a place to call home.

ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE DINER 6.40 x 3.60

KITCHEN 2.90 x 2.60

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.70 x 3.00

BEDROOM TWO 3.10 x 2.60

BEDROOM THREE 2.90 x 2.40

FAMILY BATHROOM

HOW TO GET THERE

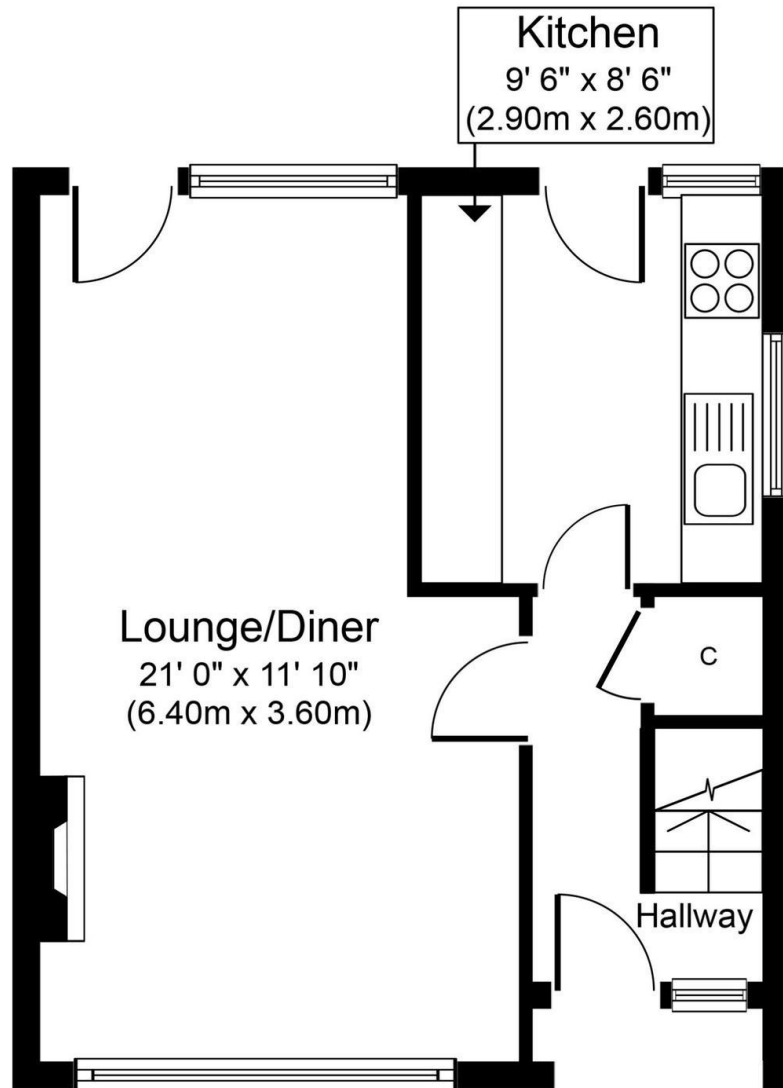
Postcode for sat navs: LE65 2NJ

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.

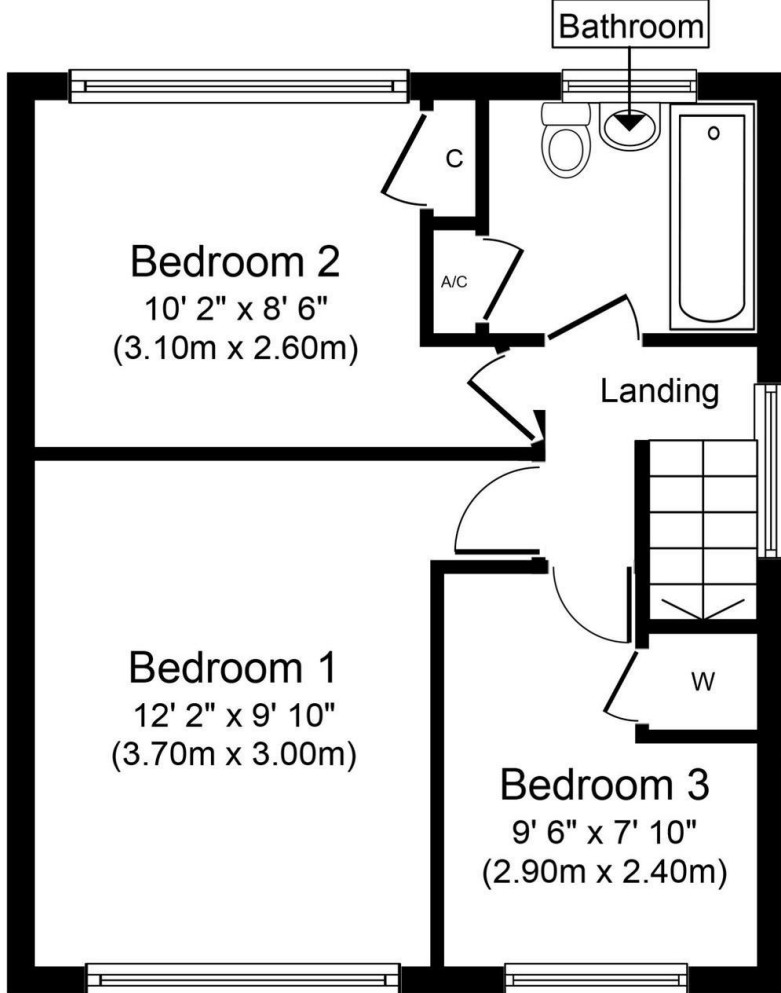


Kitchen
 9' 6" x 8' 6"
 (2.90m x 2.60m)

Lounge/Diner
 21' 0" x 11' 10"
 (6.40m x 3.60m)

Hallway

Ground Floor
 Approximate Floor Area
 367 sq. ft.
 (34.1 sq. m.)



Bathroom

Bedroom 2
 10' 2" x 8' 6"
 (3.10m x 2.60m)

Bedroom 1
 12' 2" x 9' 10"
 (3.70m x 3.00m)

Bedroom 3
 9' 6" x 7' 10"
 (2.90m x 2.40m)

Landing

First Floor
 Approximate Floor Area
 370 sq. ft.
 (34.4 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.

