



Ashby Road, Boundary



3



1



2

Freehold

£350,000



## Key Features

- Three Bedroomed Detached Family Home
- Generous Lounge
- Spacious Kitchen/Diner
- Conservatory
- Three Good Sized Bedrooms
- Stylish Family Bathroom
- EPC rating D





**\*TASTEFULLY DECORATED PERIOD FAMILY HOME\***  
Benefiting from good sized accommodation throughout, off-road parking for approximately six cars and lovely open countryside views to be enjoyed from the landscaped rear garden, this three-bedroomed detached home must be viewed to fully appreciate the fine location. The property also has UPVC double glazed windows and gas central heating. The house stands back from the road behind an extensive Tarmac driveway, with accommodation comprising: an entrance hall, generous lounge with feature fire, spacious kitchen/diner with a multi fuel burner and a conservatory. Upstairs: three good sized bedrooms and a stylish family bathroom. Please call us today and we'll gladly arrange a viewing!



#### THE LOCATION

The property lies just off the A511 Ashby to Burton Road. The nearby ancient, historic market town of Ashby (with its famous 15th century castle) almost certainly dates back to Roman times. Later, in the early 19th century, it became a spa town. Many of the Georgian-style buildings that you now see were built to accommodate visitors to the Baths. Today, Ashby de la Zouch is a thriving and bustling town within the National Forest and enjoys a wide range of good shops, schools, pubs, churches and local amenities. The nearby M42 motorway gives easy access to the M1, M5 and M6 and many other Midland towns and cities. The town is also convenient for the Nottingham East Midlands airport.

#### ACCOMMODATION IN DETAIL

##### ENTRANCE HALLWAY

With a fitted floor mat, tiled floor, a smoke detector, radiator, an understairs storage cupboard, stairs to the first floor accommodation and doors to the lounge and kitchen / diner.

##### GENEROUS LOUNGE

4.61 x 3.62

The focal point of this room is the cast iron gas fire set on a black tiled hearth with an oak fire surround. A TV aerial point, telephone point, a radiator and a UPVC double glazed front bay window.



##### SPACIOUS KITCHEN/DINER

6.40 max x 2.97

With a feature cast iron multi fuel burner set on a quarry tiled hearth within a brick recess. Fitted with a range of base and drawer units with matching wall cupboards, rolled edge worktops, an inset one and a half bowl sink and drainer with a mixer tap over, an inset electric oven with a four ring gas hob and an extractor hood overhead. Other features include an integral dishwasher, washing machine, fridge and freezer, tiled floor, tiled splashbacks, a TV aerial point, two radiators, doors to the conservatory and rear garden and a UPVC double glazed rear bay window.

##### CONSERVATORY

2.76 x 2.67

With a tiled floor, an exposed brick wall, TV aerial point, double glazed doors to the rear garden and UPVC double glazed windows to two walls.

#### FIRST FLOOR ACCOMMODATION

##### LANDING

With a smoke detector, loft access hatch, doors to the bedrooms and bathroom and a UPVC double glazed side window.

##### BEDROOM ONE

4.01 x 3.66

With fitted wardrobes and drawers, a radiator and a UPVC double glazed front window.

##### BEDROOM TWO

4.15 x 2.98

With a radiator and a UPVC double glazed rear window overlooking the rear garden and countryside views.

##### BEDROOM THREE

2.48 x 2.03

With a radiator and a UPVC double glazed rear window.

##### STYLISH FAMILY BATHROOM

2.74 x 1.91

Comprising: a panelled bath with a wall mounted shower overhead, a pedestal wash hand basin and a low flush

toilet. A chrome ladder towel rail, Rhino vinyl flooring, tiled walls, a built-in storage cupboard housing the boiler and a UPVC double glazed opaque front window.

## OUTSIDE

### FRONT ELEVATION

The property is set back from the road behind the tarmac drive with off road parking for up to six cars and a decorative garden area to the front with boundary hedges. There is also a fitted EV charger for electric cars.

### LANDSCAPED GARDEN

The rear garden is mainly laid to lawn having shaped borders stocked with mature plants and trees. A paved patio seating area with a path leading to the bottom of the garden where you will find the good sized timber built sheds with power, lighting and an alarm system attached.

### COUNTRYSIDE VIEWS

The countryside views stretch as far as Cannock Chase on a clear day scattered with a vast amount of fields and tree lines.

### AND FINALLY...

### COUNCIL TAX BAND

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

### HOW TO GET THERE

Postcode for sat navs: DE11 7BY

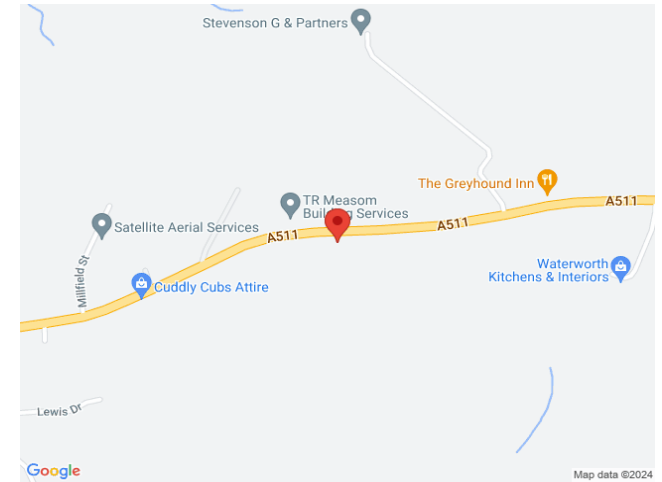
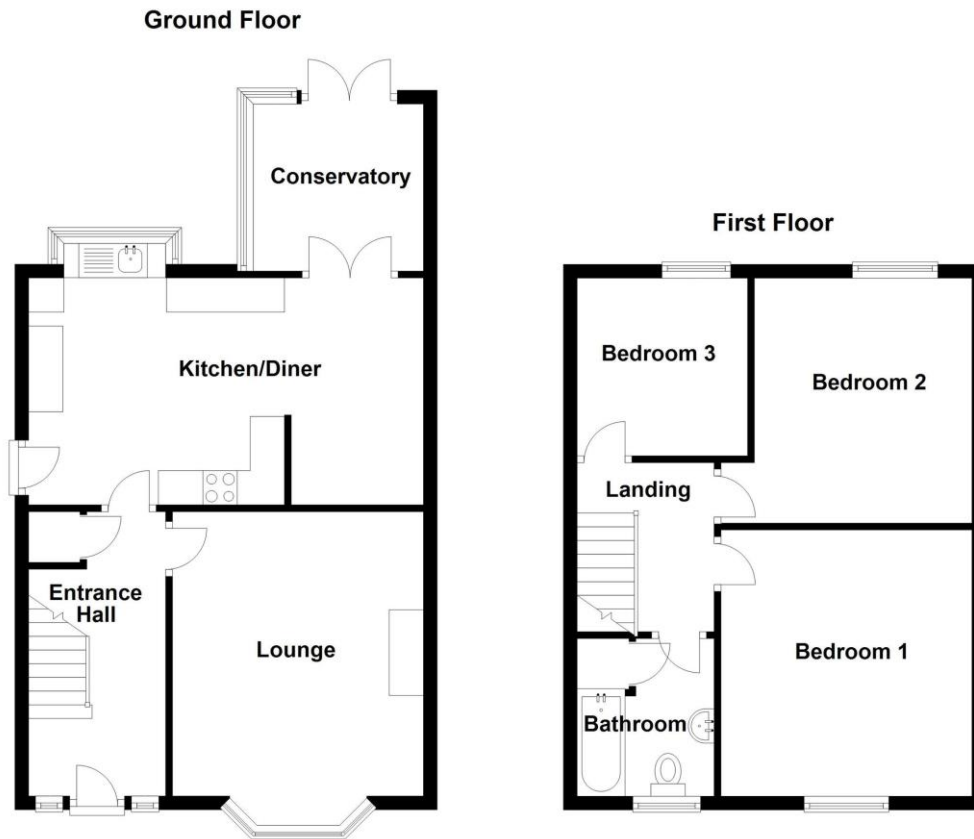
### PLEASE NOTE

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	82
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		



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