



Rushey Close, Ashby-De-La-Zouch



3



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1

Freehold

£280,000



Key Features

- Stunning Three-Bedroom Semi-Detached House
- Quiet Cul-De-Sac | Open Countryside Views
- Modern Kitchen/Diner with Integrated Appliances
- Comfortable Lounge with Stylish Décor
- Master Bedroom with En-Suite
- Two Further Good Sized Bedrooms
- EPC rating B





Welcome to your dream home in the charming market town of Ashby-de-la-Zouch. This remarkable three-bedroom semi-detached house, built by Bellway Homes, effortlessly combines modern living with a serene countryside setting, making it the perfect haven for first-time buyers or young families.

Nestled in a quiet cul-de-sac, this home provides both tranquillity and convenience. As you step inside, you'll be greeted by a stylish kitchen/diner equipped with white cabinetry and integrated appliances, including a dishwasher, fridge, freezer, and washer/dryer. The dining area, bathed in natural light, is perfect for family meals and gatherings. Adjacent to this, the cosy lounge offers a comfortable retreat with its chic decor and inviting atmosphere.

Upstairs, you'll find three generously-sized bedrooms. The master bedroom features a contemporary en-suite shower room, providing a private oasis for relaxation. A well-appointed family bathroom completes the upper floor, offering modern fittings and ample space.



The outdoor space is equally impressive, featuring a south-easterly facing garden with a lush lawn, paved patio, and vibrant flower beds—ideal for outdoor play, gardening or simply unwinding in the sun. The property also boasts off-road parking for three cars and a detached single garage for added convenience.

Location is key, and this home does not disappoint. Situated within the catchment area of the highly-regarded Hilltop Primary School, it's perfect for families with young children. Plus, with easy access to the M1 motorway and East Midlands Parkway train station, commuting is a breeze. Ashby's local amenities, including shops, restaurants, and historic attractions like Ashby Castle, Staunton Harold Hall, and Calke Abbey, are all within easy reach, offering plenty of options for weekend exploration.

Don't miss out on the opportunity to make this picturesque house your new home. Contact our Ashby office today to schedule a private viewing and start the next chapter of your life in this fantastic community.



ACCOMMODATION

ENTRANCE HALLWAY

1.60x1.31

CLOAKROOM/W.C.

1.46x1.32

LOUNGE

4.84x3.35

KITCHEN/DINER

4.75x3.41

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

3.48 max x 3.47

EN-SUITE SHOWER ROOM

2.48x1.19

BEDROOM TWO

3.06x2.60

BEDROOM THREE

2.06x2.04

FAMILY BATHROOM

2.58 max x 1.90

DETACHED SINGLE GARAGE

6.21x3.19

COUNCIL TAX BAND:-

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

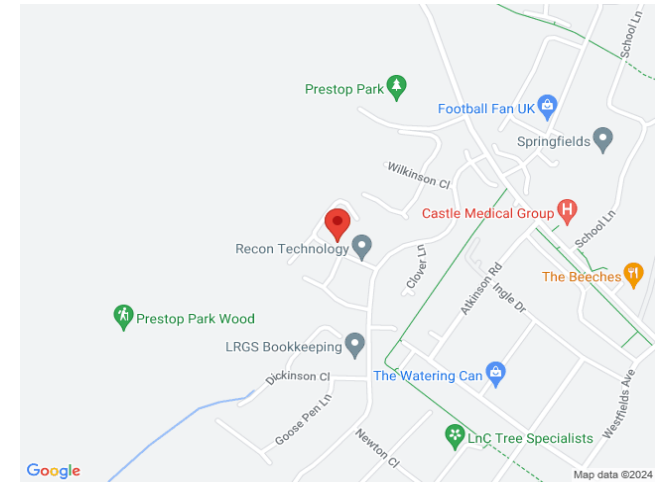
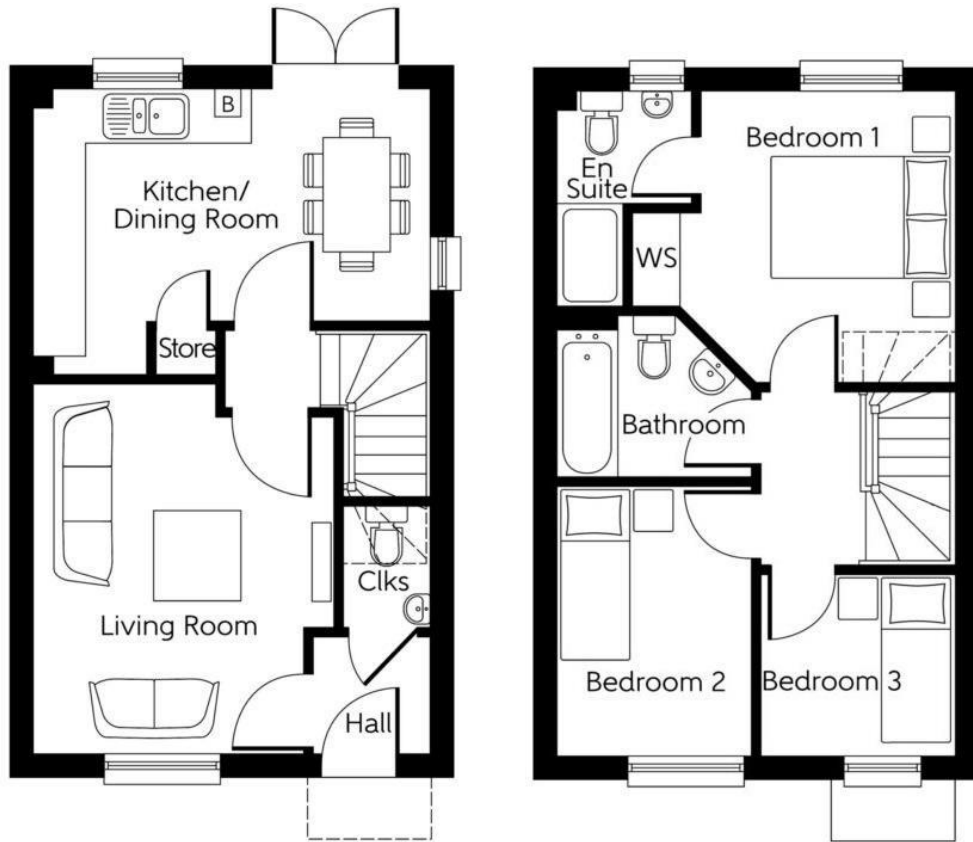
HOW TO GET THERE:-

Sat Nav: LE65 2WA

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+)	A		97
(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 & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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