



Nottingham Road, Ashby-De-La-Zouch



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Freehold

£270,000



Key Features

- Three Bedroom Detached Home
- Rare Opportunity
- In Need of Modernising Throughout
- Open Plan Living
- Lounge/Diner
- Short Stroll into Town
- EPC rating U





Nestled in the charming market town of Ashby-de-la-Zouch, Nottingham Rd is perfectly situated for those seeking both tranquillity and convenience. Known for its picturesque streets and rich history, Ashby-de-la-Zouch boasts a warm community spirit and a variety of local amenities. Just a short stroll from the property, the town centre offers a range of independent shops, cosy cafes, and traditional pubs, ensuring that day-to-day needs and leisurely pursuits are within easy reach.

The property's location is a prime consideration for families, with Ashby Secondary School in close proximity. Renowned for its excellent educational standards and broad curriculum, the school is a significant draw for parents prioritising quality education for their children. The convenience of nearby schooling ensures that morning commutes are brisk and stress-free, allowing for family time to be maximised.

Set back from the main road, Nottingham Rd benefits from a high degree of privacy, thanks to its mature hedge and thoughtful positioning. The low maintenance garden is ideal for those who desire outdoor space without the extensive upkeep, and the detached single garage alongside off-road parking for three cars adds practical appeal. This is particularly advantageous for households with multiple vehicles or those who frequently entertain.

Inside, the property is in need of modernising, offering an exciting opportunity to personalise and add value. The dual aspect lounge/diner is a spacious and airy feature, providing a versatile area for both relaxation and entertaining. Complementing this is a fitted kitchen with ample space and plumbing for appliances, making it a practical hub for culinary activities.

With two double bedrooms and one single bedroom, the property is well-suited to accommodate a growing family or offer flexible space for home working. The three-piece bathroom adds to the convenience, ensuring that daily routines run smoothly. The quintessentially British setting, coupled with the functional living spaces, makes this property a compelling choice for those looking to create a bespoke and welcoming home.

ACCOMMODATION

ENTRANCE HALLWAY

1.40x0.88+ storage

LOUNGE / DINER

7.62x4.49

KITCHEN

2.80x2.02

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

4.06x2.55

BEDROOM TWO

3.40x2.55

BEDROOM THREE

2.32x1.85

BATHROOM

1.80x1.66

SINGLE GARAGE

4.90x2.49

COUNCIL TAX BAND

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

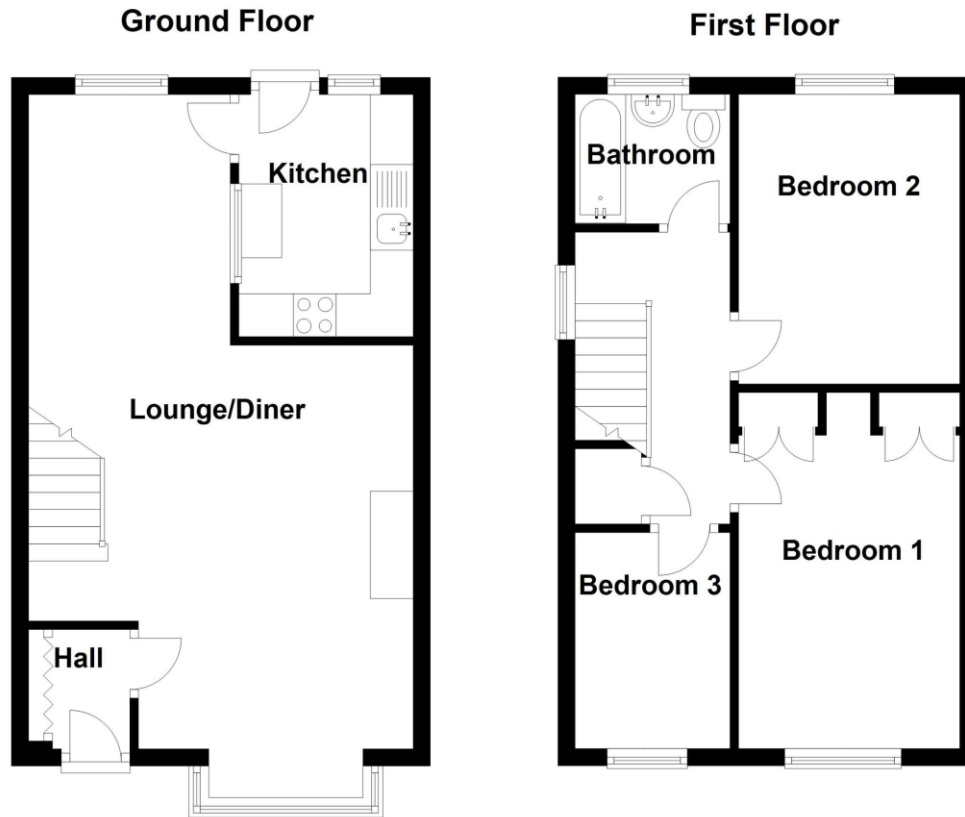
HOW TO GET THERE

Postcode for sat navs: LE65 1DQ

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



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