



Money Hill, Ashby-De-La-Zouch



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Freehold

£270,000



### Key Features

- Three Bedroom Semi-Detached
- Positioned in the Desirable Money Hill Estate
- Immaculate Condition Throughout
- 22ft Lounge
- Modern White Shaker-Style Kitchen
- Spacious Dining Area | Sunlit Conservatory
- EPC rating TBC





Welcome to your dream home at the heart of the coveted Money Hill estate! This beautifully presented three-bedroom semi-detached house is an idyllic opportunity for families, less than a minute from the highly regarded Woodcote Primary School.

Step inside to discover a modern sanctuary; the kitchen boasts sleek white shaker-style cabinets and premium appliances for all your culinary adventures along with further space and plumbing for a washing machine and dishwasher. The inviting lounge, stretching over 22ft, is perfect for relaxation by the elegant flame effect electric fire. Host delightful dinners in the spacious dining area or unwind in the sunlit conservatory that overlooks a breath-taking landscaped garden.

Upstairs, three well-proportioned bedrooms offer comfort and practicality, with built-in storage in two. The chic family bathroom is a retreat with its tiled splashbacks and a convenient shower-over-bath.



Outside, enjoy off-road parking for three vehicles, plus the convenience of a detached single garage. The stunning easterly-facing garden, with paved seating areas and lush greenery, completes this picture-perfect property.

The Money Hill estate is a highly sought-after residential area known for its peaceful atmosphere and proximity to local amenities. One of the key highlights of living here is its excellent access to education, notably being just a stone's throw away from Woodcote Primary School. This makes it an ideal location for families with young children who value the convenience of having a well-regarded school nearby. Moreover, the community is friendly and supportive, contributing to a welcoming environment for new residents.

Residents of the Money Hill estate enjoy a fantastic combination of connectivity and serenity. The area is well-served by public transportation links that make commuting a breeze, whether you're heading into the nearby town centre or further afield. The town boasts a range of shopping options, restaurants, and recreational facilities, offering something for everyone. For those who enjoy the outdoors, nearby parks and green spaces provide ample opportunities for leisurely walks, picnics, or more vigorous activities such as cycling.

Don't miss the chance to make this your forever home!



#### ACCOMMODATION

FITTED KITCHEN  
4.48x2.71

LOUNGE  
7.2x2.97 max

DINING AREA  
3.32x2.40

CONSERVATORY  
3.43x2.67

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE  
4.02x2.47

BEDROOM TWO  
2.93x2.88

BEDROOM THREE  
2.72x2.40

FAMILY BATHROOM  
2.44x1.63

SINGLE GARAGE  
4.93x2.41

#### COUNCIL TAX BAND:-

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

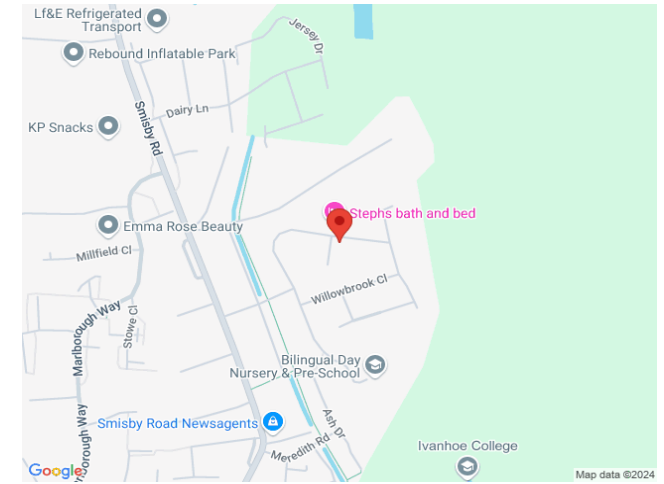
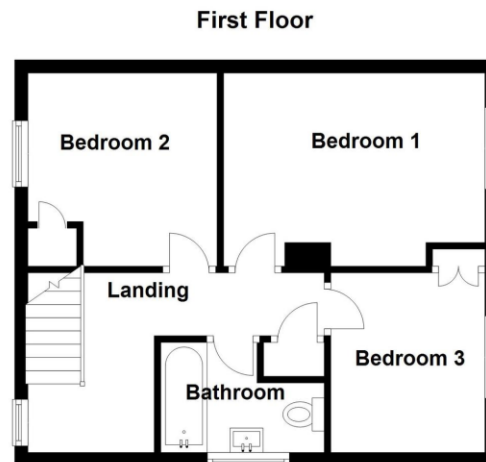
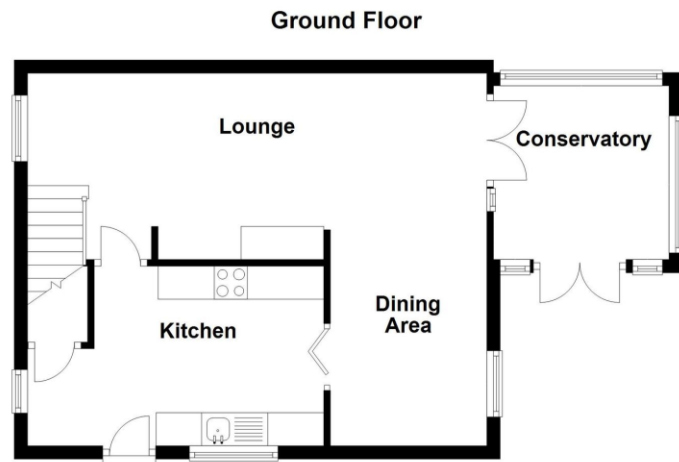
#### HOW TO GET THERE:-

Postcode for sat navs: LE65 1JH

#### 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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