



School Lane, Ashby-De-La-Zouch



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Freehold

£270,000



Key Features

- Three Bedroomed Semi Detached
- Spacious Lounge
- Modern Kitchen Diner
- Cloakroom/W.C.
- Three Generous Bedrooms
- Four Piece Family Bathroom
- EPC rating B





This immaculate three-bedroomed semi-detached home, constructed to a high specification by Davidson Homes is now available. This property presents an ideal opportunity for first-time buyers and investors alike. Situated within walking distance of the town centre, it offers easy access to shops, restaurants, and various amenities, making it a prime location for those seeking convenience and comfort. Inside you'll find on the ground floor:- hallway, a good sized lounge, a modern kitchen/diner, cloakroom/W.C. Upstairs:- three well appointed bedrooms and a stylish four-piece bathroom. Outside:- parking for two cars and a landscaped garden area. Call at your earliest convenience to arrange a viewing!

ASHBY - THE LOCATION

Ashby De La Zouch is ideally situated for all that this popular town has to offer. The house is within easy reach of a range of local amenities, including supermarkets, shops, leisure centre which offers both swimming lessons and gym facilities. For those seeking outdoor pursuits, there are many parks and green spaces in the area as well as the nearby National Forest, walks and trails. The property also benefits from excellent transport links with easy access to the M1 motorway and mainline train stations including East Midlands Parkway, making it ideal for commuters. The area is also home to some fantastic attractions such as Ashby Castle, Staunton Harold Hall and Calke Abbey. There are plenty of outdoor activities to enjoy including: - golf courses, walking trails, cycling routes and fishing lakes. Why not take advantage of the local pubs and restaurants in the area; you can find everything from traditional British cuisine to international flavours.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

Amtico flooring, stairs rising to first floor accommodation, central heating radiator. Door leading to the:-

LIVING ROOM

4.49 x 3.61

A TV point, satellite points, laminate flooring, central heating radiator, under stairs storage and a UPVC double glazed window. Door leading to the inner hallway.

INNER HALLWAY

Amtico flooring, inset LED light. Doors leading to kitchen/diner and:-

DOWNSTAIRS W.C.

1.06 x 1.49

Two piece suite comprising:- dual flush toilet, wall mounted hand wash basin, central heating radiator and a continuation of amtico flooring.

DINING KITCHEN

4.63 x 3.36

Fitted with a range of wall mounted units with matching base and drawer units. Wood effect laminate worktops with matching upstand. Inset stainless steel 1.5 bowl sink with matching drainer and mixer tap. Four ring gas hob with AEG oven/grill below and extractor over and integrated microwave. Space and plumbing for washing machine and upright fridge freezer also included integrated slim line dishwasher. Amtico floors, wall mounted gas boiler neatly concealed within cupboard, UPVC double glazed French doors with matching side panels leading to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard with fitted shelves, loft hatch, openings to all bedrooms and bathroom.

BEDROOM ONE

4.06 + wardrobe x 2.74

Fitted storage with built in hanging rail and shelves, aerial point for TV, UPVC double glazed window and central heating radiator.

BEDROOM TWO

3.16 x 2.41

UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE

2.12 x 2.04

Recess with built in shelves, UPVC double glazed window to the front and central heating radiator.

FAMILY BATHROOM

2.82 max x 2.56

Four piece Bathroom, panelled bath with mixer tap and shower attachment, double shower cubicle with glazed sliding door and mains fed shower, pedestal mounted hand wash basin with mixer tap, dual flush toilet, shaver point, extractor fan, tiled splashback, UPVC double glazed opaque side elevation window and central heating radiator.

OUTSIDE

FRONT ELEVATION

Well stocked borders to the front and off road parking for two cars.

REAR ELEVATION

A landscaped tiered rear garden mainly laid to lawn with paved patio area, fenced boundaries and access to the side.

AND FINALLY...

COUNCIL TAX BAND:

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

HOW TO GET THERE:

Postcode for sat navs: LE65 2RJ

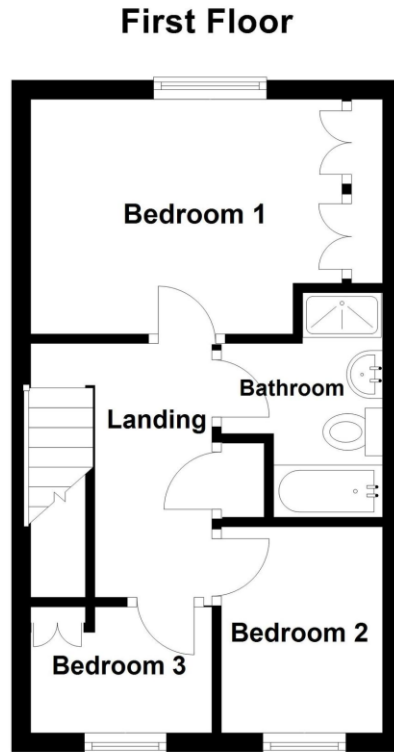
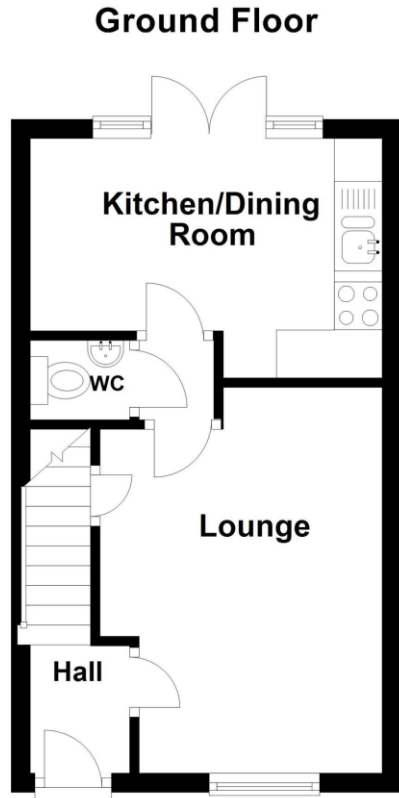
PLEASE NOTE:

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

Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		97
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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