



Ivanhoe Drive, Ashby-De-La-Zouch



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Freehold

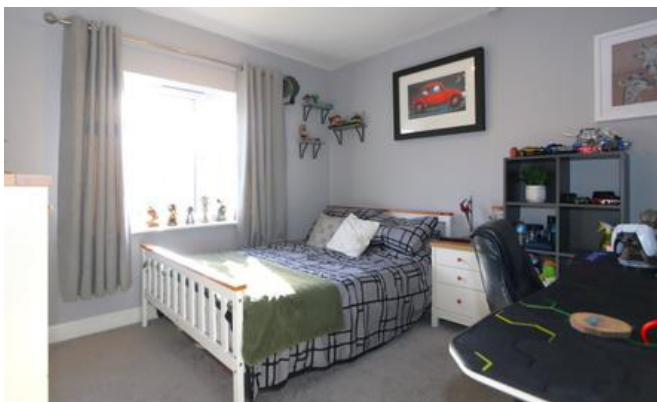
£269,950



Key Features

- Modern Three Bedroom Semi-Detached Family Home
- 20ft Lounge + Separate Dining Room
- Utility/W.C.
- Stylish Refitted Kitchen + Breakfast Bar
- Three Good Sized Bedrooms
- Family Bathroom
- EPC rating U





Step into modern elegance at Ivanhoe Drive, Ashby-de-la-Zouch—a stunning semi-detached home that seamlessly blends contemporary design with timeless comfort. The walled frontage and gravelled driveway provide off-road parking for three cars.

Upon entering, you're greeted by a light-filled hallway leading to two spacious reception rooms. The spacious lounge, measuring over 20ft, featuring a charming flame effect gas fireplace, dual aspect window to the front and French doors to the expansive, landscaped garden—a perfect setting for leisure and gatherings. The separate dining area offers a refined space for entertaining, complete with a utility room/W.C. for convenience. The stylish kitchen, boasting sleek grey cabinets, integrated fridge and dishwasher, induction hob, and a double oven, is both functional and delightful.

Upstairs, relax in two generous double bedrooms with fitted wardrobes and a cozy single bedroom. The chic bathroom is fitted with a panelled bath, vanity basin, and dual-flush toilet.

Outside, the landscaped garden is an oasis with a vast lawn, block paved patio equipped with power and lighting, and an additional gravelled entertaining area.

Nestled in the heart of the historic market town of Ashby-de-la-Zouch, the property at Ivanhoe Dr enjoys an enviable position. Known for its vibrant community spirit, the town offers a charming high street packed with independent shops, cafes, and a selection of popular restaurants. The renowned Ashby Castle, a key historical landmark, provides a touch of medieval history right on your doorstep, while the Ashby-de-la-Zouch Museum offers further insights into the rich heritage of the area.

Families will appreciate the educational facilities, with several well-regarded schools within easy reach, including the Ivanhoe College and Ashby School. The neighbourhood offers a peaceful residential environment with a real sense of community. The nearby leisure centre provides a range of activities for all ages, from swimming to fitness classes, ensuring something for everyone in the family.

Complete with no upward chain, this home is ready to welcome its new family. Call our Ashby team today to arrange your viewing!



ACCOMMODATION

ENTRANCE HALLWAY
1.30x0.97

LOUNGE
6.30x3.29

DINING ROOM
3.46x3.10

INNER HALLWAY
2.23x1.78

KITCHEN
3.26x3.14

UTILITY/W.C.
2.10 max x 2.00

FIRST FLOOR ACCOMMODATION

LANDING
3.10x1.81

BEDROOM ONE
3.73x3.58

BEDROOM TWO
3.50x3.13

BEDROOM THREE
2.56x2.46

BATHROOM
1.93x1.78

COUNCIL TAX BAND

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

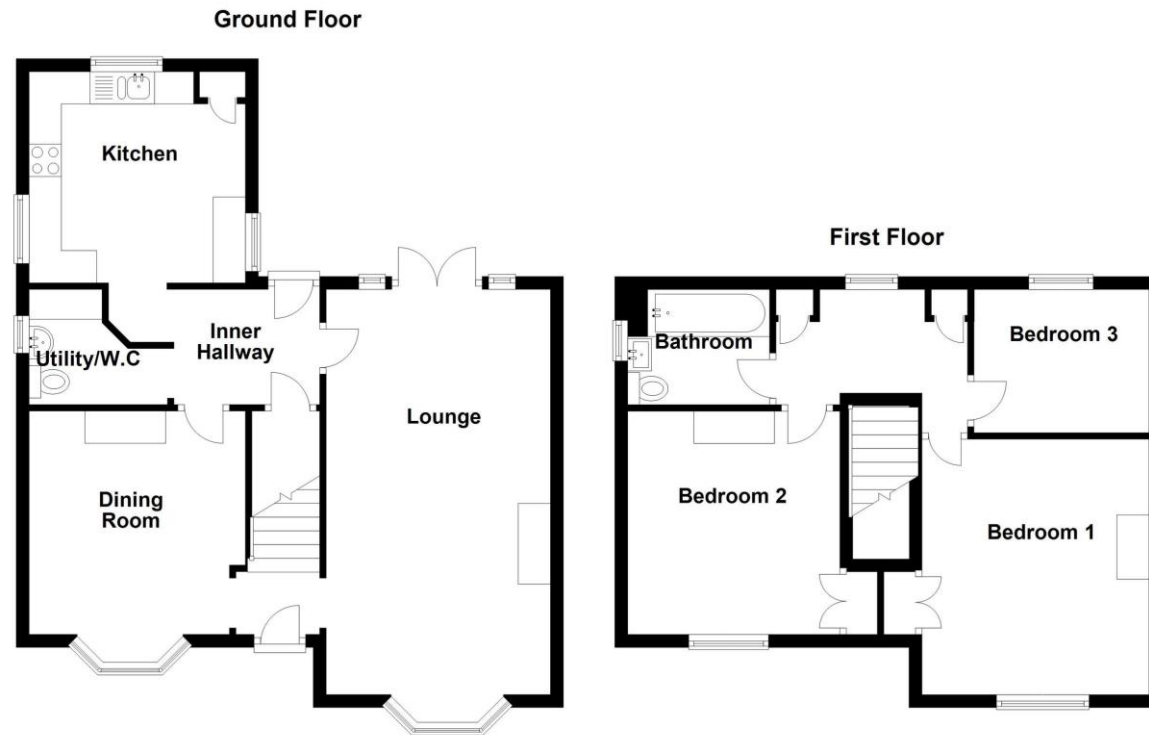
HOW TO GET THER

Postcode for sat navs: LE65 2LT

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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