



Highgate, Ashby-De-La-Zouch



4



2



3



£425,000



## Key Features

- Executive Four-Bedroom Detached Family Home
- Lounge + Snug Family Room
- Separate Dining Room
- Breakfast Kitchen
- Four Double Bedrooms with Fitted Wardrobes
- En-Suite Shower Room
- EPC rating U





Welcome to Highgate, an exquisite detached family home located in the charming market town of Ashby-de-la-Zouch. Perfectly poised on a generous corner plot, this executive four-bedroom home is a haven of comfort and style. From the moment you step through the door into the light and airy hallway, you'll be impressed by the attention to detail, with Herringbone LVT flooring setting a refined tone.

The ground floor offers ample living space with three distinguished reception rooms, including a spacious lounge featuring a cozy gas fire and bay window, and a formal dining room with French doors opening to a sun-kissed south-westerly garden. The breakfast kitchen is equipped with elegant shaker units and modern appliances. The practicality extends with a utility room and pantry.

Upstairs, four substantial double bedrooms await, each with fitted wardrobes, and the master boasting an en-suite. The three-piece family bathroom adds a touch of modern luxury.

Outside, the property impresses with a private driveway leading to a double detached garage, set amidst lush lawns and mature hedgerows. The south-westerly garden, with its timber decked patio and extensive greenery, guarantees tranquillity and seclusion.

Located in a serene family-friendly area, Highgate invites you to create lasting memories in a home that truly captures the essence of elegant living. Don't miss the opportunity to make it yours!

Ashby-de-la-Zouch is a picturesque market town tucked within the heart of England, known for its charming character and rich history. The town is home to the impressive Ashby de la Zouch Castle, a striking ruin that offers an intriguing glimpse into England's medieval past. The castle and surrounding parks provide a beautiful setting for leisurely walks or family picnics, enhancing the appeal of this quaint, yet vibrant, community. With a mix of independent shops, cafes, and traditional markets, the town centre maintains a warm and welcoming atmosphere, perfect for those who appreciate a more personal shopping experience.

Education opportunities in Ashby-de-la-Zouch are commendable, with a range of well-regarded schools catering to all ages. This makes the area particularly attractive to families seeking quality schooling options within close proximity. The town also offers multiple recreational facilities, including leisure centres and community halls, providing ample opportunities for engagement in sports, arts, and community activities. These amenities contribute to a strong sense of community, making it an ideal environment to raise a family.

## ACCOMMODATION

HALLWAY 2.55m x 1.34m (8'5" x 4'5")

LOUNGE 5.24m x 3.69m (17'2" x 12'1")

FAMILY ROOM 2.88m x 2.59m (9'5" x 8'6")

INNER LOBBY 2.09m x 1.79m (6'11" x 5'11")

SEPARATE DINING ROOM 3.41m x 2.74m (11'2" x 9'0")

BREAKFAST KITCHEN 3.29m x 3.16m (10'10" x 10'5")

UTILITY 2.16m x 1.55m (7'1" x 5'1")

PANTRY 1.58m x 0.85m (5'2" x 2'10")

W.C. 1.9m x 1.79m (6'2" x 5'11")

## FIRST FLOOR ACCOMMODATION

LANDING 4.31m x 2.9m (14'1" x 9'6")

BEDROOM ONE 4.7m x 3.52m (15'5" x 11'6")

ENSUITE 2.73m x 1.22m (9'0" x 4'0")

BEDROOM TWO 4.33m x 2.61m (14'2" x 8'7")

BEDROOM THREE 3.52m x 3.18m (11'6" x 10'5")

BEDROOM FOUR 3.26m x 3m (10'8" x 9'10")

FAMILY BATHROOM 2.12m x 2.07m (7'0" x 6'10")

DOUBLE GARAGE 5.19m x 5.08m (17'0" x 16'8")

## HOW TO GET THERE:-

Postcode for sat navs: LE65 2SG

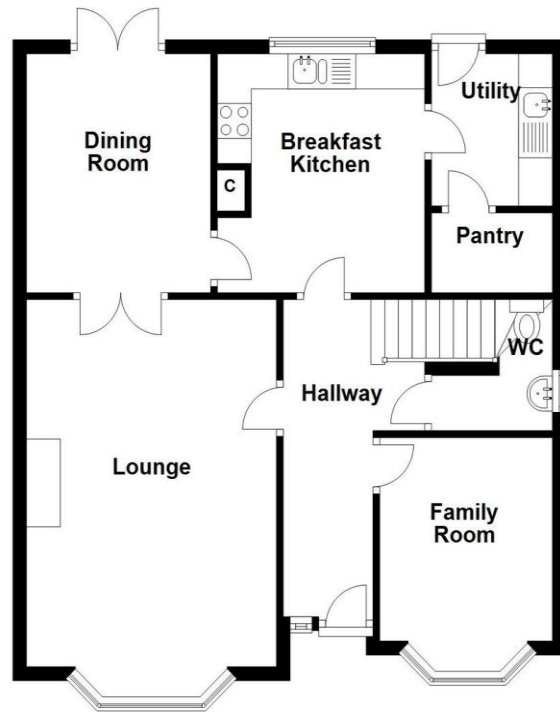
## COUNCIL TAX BAND:-

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

## 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.

Ground Floor



First Floor

