



Chiltern Rise, Ashby-De-La-Zouch

 3  1  1

Freehold

£339,950



### Key Features

- Detached Three Bedroom Family Home
- Sought-After Location
- Quiet Cul-De-Sac Location
- Good Sized 'L' Shaped Lounge/Diner
- Fitted Kitchen | Cloakroom/W.C.
- Ground Floor Bedroom/Dining Room
- EPC rating D







Located in the sought-after Ashby-De-la-Zouch location, this versatile three bedroom detached family home is situated in a quiet cul-de-sac and is being sold with no upward chain. With easy access to the town and well-appointed decoration throughout, this home is filled with natural light, creating a bright and welcoming atmosphere.

The bedrooms in this property are truly impressive, with three double bedrooms and two bedrooms featuring vaulted ceilings. There is also a convenient ground floor bedroom, adding to the flexibility of the layout. The three-piece family bathroom is complete with a panel bath with mixer shower over, a pedestal mounted hand wash basin and a low flush toilet. Additionally, the landing area offers deep storage, perfect for keeping everything organized.

The living area boasts LVT washed oak style floors, while the bright and airy 'L' shaped lounge diner features a electric flame effect fire on a raised marble half and matching surround. The good-sized galley style kitchen is equipped with a range of fitted units, contrasting worktops, and an inset sink. There is ample space and plumbing for all your appliances. Additionally, the ground floor bedroom offers huge flexibility, allowing it to be used either as a bedroom or a reception area, an entrance hallway with stairs rising to the first floor and a cloakroom/W.C. complete the ground floor accommodation.

Outside, this property is situated on a corner plot position at the head of the cul-de-sac, providing privacy and tranquillity. There is off-road parking for at least four cars, as well as a shaped lawn to the front adorned with various mature shrubs. The double detached garage is complete with power and lighting, providing additional storage or parking space. The landscaped rear garden features established flowerbeds with various mature shrubs and trees, as well as a greenhouse and allotment area.

This property is ideally located near parks such as the Bath Grounds and Hood Park, making it perfect for outdoor enthusiasts. Families will also appreciate that it is in the highly regarded Willesley Primary School catchment. Don't miss out on the opportunity to view this stunning home - contact the Ashby team today to schedule your private viewing.



## ACCOMMODATION

**ENTRANCE HALLWAY**  
2.87x1.89

**CLOAKROOM/W.C.**  
1.70x1.02

**LOUNGE AREA**  
5.29x3.24

**DINING AREA**  
2.45x2.42

**FITTED KITCHEN**  
5.54x2.42

**BEDROOM THREE**  
3.85x2.73

## FIRST FLOOR ACCOMMODATION

**BEDROOM ONE**  
4.19x2.99

**BEDROOM TWO**  
4.60x3.41

**BATHROOM**  
2.01x 1.97

**DOUBLE GARAGE**  
5.39x5.26

## COUNCIL TAX BAND:-

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

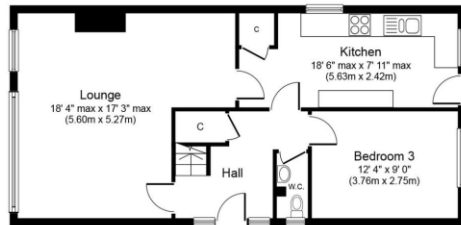
## HOW TO GET THERE:-

Postcode for sat navs: LE65 1EU

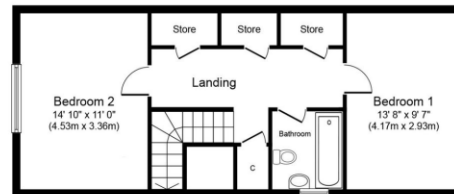
## PLEASE NOTE:-

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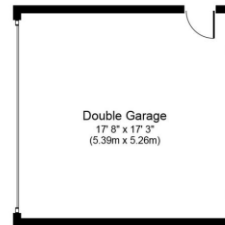
# Floorplan



**Ground Floor**  
Approximate Floor Area  
643 sq. ft.  
(57.9 sq. m.)



**First Floor**  
Approximate Floor Area  
552 sq. ft.  
(51.3 sq. m.)



**Double Garage**  
Approximate Floor Area  
303 sq. ft.  
(28.2 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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