



Ulleswater Crescent, Ashby-De-La-Zouch



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Freehold

£450,000



Key Features

- Extended Four Bedroom Detached Family Home
- Popular Location
- 21ft Lounge | Separate Dining Room + Snug Cinema Room
- Breakfast Kitchen | Utility Room
- Conservatory | Cloakroom/W.C.
- Four Double Bedrooms
- EPC rating U





Welcome to this stunning four-bedroom extended detached executive build, situated in the charming market town of Ashby-de-la-Zouch. Extended in 2005, this home offers a cinema room and snug area, making it the ideal choice for families.

As you enter, you'll be greeted by an abundance of natural light and a seamless indoor-outdoor flow. The multiple reception rooms offer immense flexibility for any family, while the feature fireplace adds a touch of elegance to the space. The spacious plot is beautifully landscaped to the front and rear, with shaped lawns and gravelled decorative borders.

The four double bedrooms include a master bedroom with walk-in fitted wardrobes and a dressing area, as well as a three-piece ensuite. Three additional double bedrooms provide plenty of space for the whole family with a generous four-piece family bathroom completing the upper level.

The kitchen is a true highlight, featuring a breakfast bar area, integrated dishwasher, and a seven-ring Rangemaster with double oven and grill. A 21ft lounge with a feature fireplace on a raised Limestone hearth with matching surround lead onto a conservatory, fitted with a solid roof which overlooks the landscaped garden, creating a tranquil oasis. A utility room with additional space and plumbing for appliances, as well as a separate dining room, ensure your everyday needs are met. The part converted garage offers a sizable study area or home gym, perfect for those working or exercising from home.

Located in a popular family development, this home is well positioned and offers a high degree of privacy. The generous plot includes ample off-road parking and an extensive patio space, perfect for outdoor entertaining. Various mature shrubs and trees add to the overall charm of the property.

Situated near several parks, including the Bath Grounds, Hood Park, and Western Park, this home is ideal for outdoor enthusiasts. It is also within close proximity to the highly regarded Willesley Primary School and a short stroll to Ashby Secondary School. The market town of Ashby-de-la-Zouch offers a range of amenities, making it a desirable location for families.

Don't miss out on the opportunity to make this house your dream home. Contact our team today to secure your private viewing.

ACCOMMODATION

ENTRANCE HALLWAY
3.09x1.91

LOUNGE
6.44+ bay window x 3.60

DINING ROOM
3.49x3.26

CONSERVATORY
3.02x2.43

BREAKFAST KITCHEN
4.84x2.76

UTILITY ROOM
3.44x1.51

BREAKFAST ROOM/SNUG CINEMA ROOM
6.11x2.52

CLOAKROOM/W.C.
1.87x1.43 max

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
4.35x3.46

DRESSING ROOM
2.06x1.55

EN-SUITE SHOWER ROOM
2.09x2.01

BEDROOM TWO
3.51x2.78

BEDROOM THREE
3.80x2.39

BEDROOM FOUR
2.87x2.77

FAMILY BATHROOM
3.46x1.99

GARAGE STORE
5.02x2.19

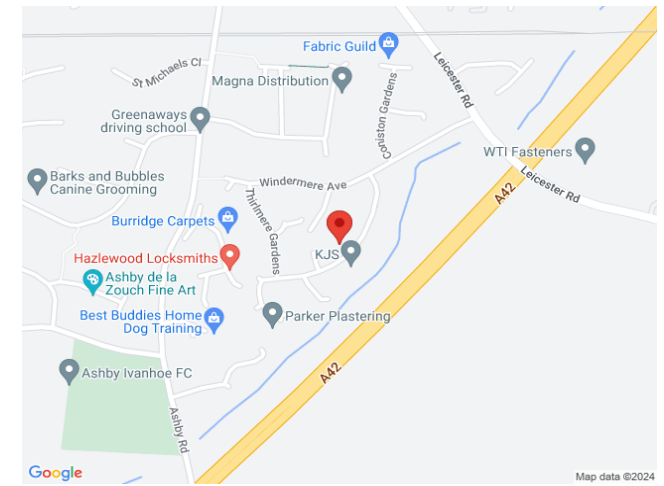
HOW TO GET THERE;
Postcode for sat navs: LE65 1FH

COUNCIL TAX BAND
The property is believed to be in council tax band: E

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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