



Winchester Way, Ashby-De-La-Zouch



Freehold

£300,000



Key Features

- Stylish Four-Bedroom Detached Home
- Flexible Living including Ground Floor Bedroom
- Open Plan Living Area
- Refitted Kitchen/Diner
- Modern Ground Floor Shower Room
- Three Double Bedrooms
- EPC rating D





Welcome to Winchester Way, Ashby-de-la-Zouch, where modern comfort meets classic charm. This detached four-bedroom family home offers a flexible lifestyle with a ground floor bedroom, perfect for guests or a home office, and a stylish ground floor three-piece shower room.

Step inside and be greeted by a bright open-plan living area that combines a lounge, dining, and kitchen space, ideal for entertaining or family gatherings. The kitchen is a chef's delight, boasting sleek white cabinets, tiled splashbacks, and contemporary appliances, including an integrated dishwasher and a freestanding cooker.

Upstairs, you'll find three generously sized double bedrooms, each providing a tranquil retreat. The master bedroom features fitted wardrobes and is complemented by a chic family bathroom with a P-shaped bathtub ensuring relaxation at the end of the day.

Outside, enjoy a beautifully landscaped garden with a spacious patio, perfect for summer barbecues, and ample off-road parking for at least three cars. All this within close proximity to the town and Ashby C of E Primary School. Call our Ashby team today to arrange a viewing of your dream home.

Situated in the historic market town of Ashby-de-la-Zouch, Winchester Way offers the ideal blend of modern living within a community steeped in history. The well-preserved medieval Ashby Castle, which is just a short drive away, provides a picturesque backdrop for picnics and exploration. The town itself boasts a lively high street with a range of independent shops, inviting cafes, and restaurants offering a variety of cuisines, making it a vibrant hub for residents. The community atmosphere is underlined by regular local markets and annual events that draw both locals and visitors.

Families will find Winchester Way particularly appealing, given its proximity to the well-regarded Ashby Church of England Primary School. The school's outstanding facilities and excellent reputation make it a sought-after choice for parents wishing to provide their children with a strong educational foundation. Further educational facilities, including secondary schools and colleges, are conveniently located, ensuring options for students of all ages.

Ashby-de-la-Zouch is well-connected with transport links that offer easy access to major cities such as Birmingham, Leicester, and Nottingham. With the nearby East Midlands Parkway railway station and the close proximity to the M42 motorway, commuting is straightforward, whether for work or leisure. The town's setting amidst the National Forest also provides ample opportunities for outdoor enthusiasts, with numerous walking and cycling trails crisscrossing the scenic landscape.



ACCOMMODATION

ENTRANCE HALLWAY
1.51m x 0.99m (5'0" x 3'2")

LOUNGE AREA
5.04m x 3.24m (16'6" x 10'7")

DINING AREA
2.65m x 2.46m (8'8" x 8'1")

KITCHEN
2.98m x 2.3m (9'10" x 7'6")

GROUND FLOOR BEDROOM
2.71m x 2.3m (8'11" x 7'6")

INNER HALLWAY
1.76m x 1.55m (5'10" x 5'1")

GROUND FLOOR SHOWER ROOM
2.12m x 1.92m (7'0" x 6'4")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
4.14m x 3.31m (13'7" x 10'11")

BEDROOM TWO
3.31m x 3.28m (10'11" x 10'10")

BEDROOM THREE
3.23m x 2.4m (10'7" x 7'11")

FAMILY BATHROOM
2.38m x 2.33m (7'10" x 7'7")

COUNCIL TAX BAND:-

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

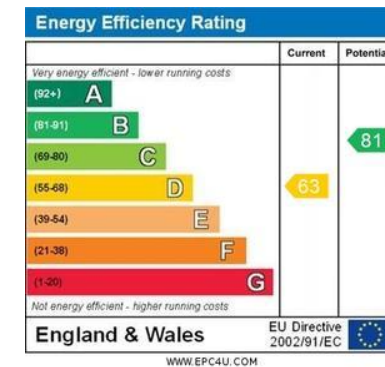
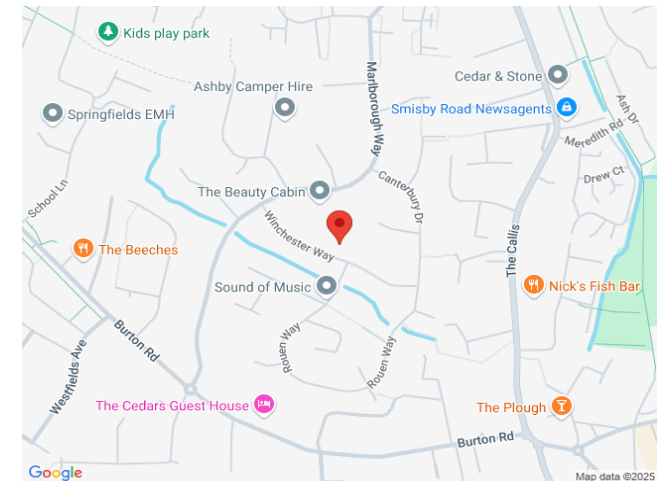
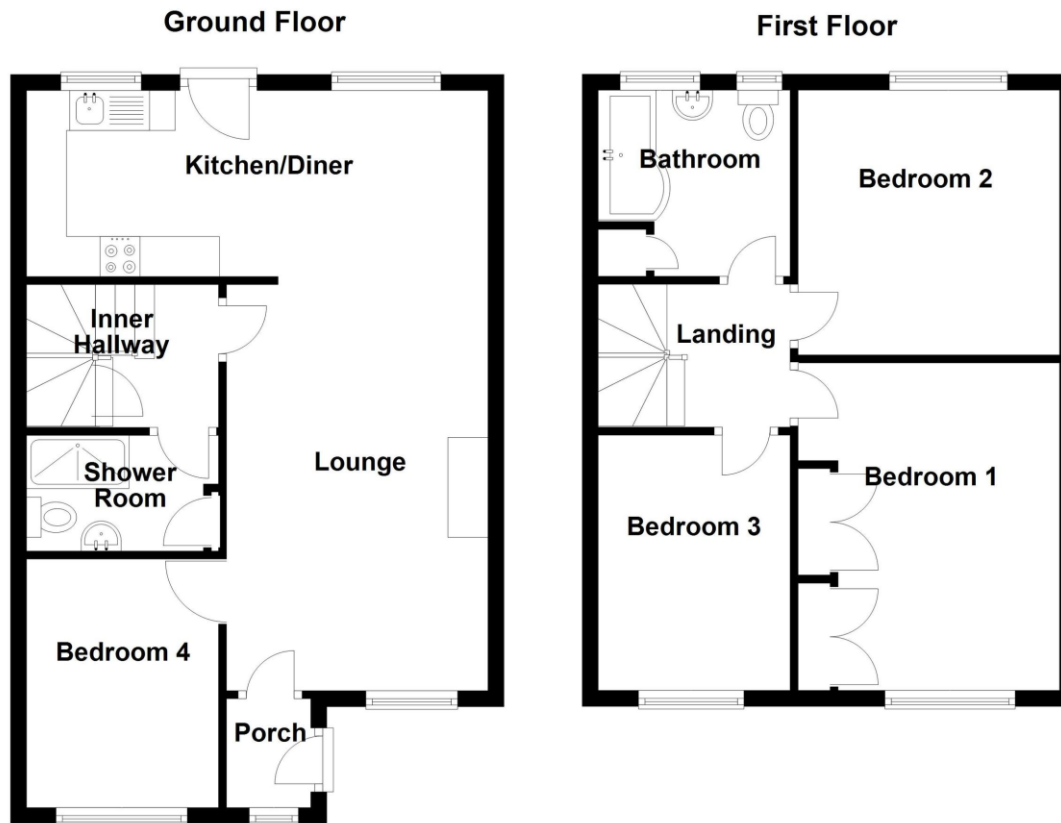
HOW TO GET THERE:-

Postcode for sat navs: LE65 2NR

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



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666

ashby@newtonfallowell.co.uk