



Templar Road, Ashby-De-La-Zouch





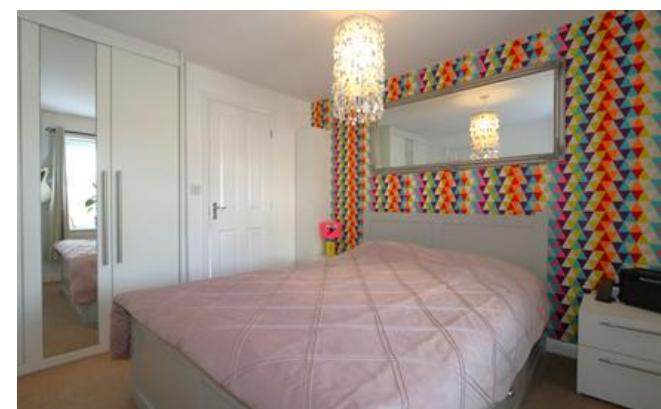
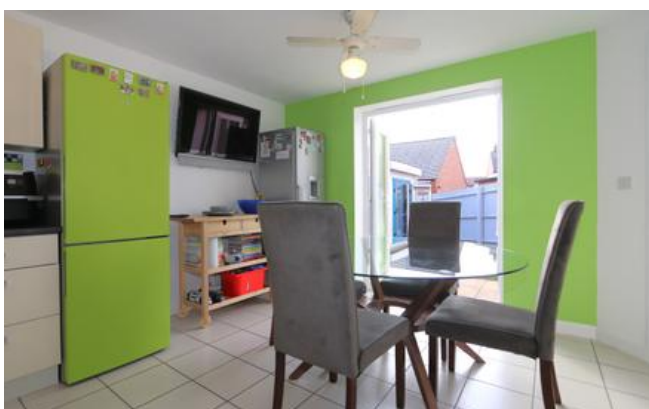
Freehold

£279,950



## Key Features

- Three Bedroom Semi-Detached Home
- Ashby-de-la-Zouch's Ivanhoe Fields
- Spacious Lounge
- Modern Kitchen/Diner
- Three Generous Bedrooms
- Pristine En-Suite | Family Bathroom
- EPC rating C





Welcome to Templar Road, a charming three-bedroom semi-detached home nestled in Ashby-de-la-Zouch's coveted Ivanhoe Fields development. Meticulously designed by David Wilson, this property combines comfort with practicality in a serene setting.

Step into a tastefully decorated interior featuring a spacious lounge with a bay window and French doors leading to the sun-kissed south-westerly garden, perfect for enjoying family gatherings or quiet evenings. The modern kitchen/diner showcases cream cabinets, contrasting worktops, and ample space for dining, seamlessly extending outdoors through French doors. A two piece cloakroom/W.C. completing the ground floor.

Upstairs, you'll find a master bedroom with fitted storage and an en-suite, along with another double bedroom, a generous single room, and a pristine family bathroom.

Outside, the low-maintenance garden provides privacy and tranquillity. The rear garden, complete with a patio and raised deck, offers relaxation in the hot tub or the versatility of a timber garden room/gym. Additional features include a carport and EV charging point.

Within walking distance of schools, parks, and the town centre, this home is the ideal choice for modern family living. Don't miss out on this opportunity for a peaceful and vibrant lifestyle—contact our Ashby team today.

Ashby-de-la-Zouch is a charming market town nestled within the heart of Leicestershire, offering a blend of rich history and modern living. Known for its medieval castle ruins and a quaint town centre, Ashby provides a unique mix of old and new with its array of boutique shops, cafes, and eateries. The town itself is vibrant and friendly, making it an ideal place for families and those looking to enjoy a peaceful community environment.

The property at Templar Road is well-placed in the Ivanhoe Fields development, known for offering a serene and family-friendly setting. This small, quiet enclave by David Wilson is perfect for those seeking a home away from the hustle and bustle, yet conveniently close to essential amenities. The close-knit community atmosphere of Ivanhoe Fields ensures residents enjoy a relaxed lifestyle, with the added benefit of being minutes away from the town's centre.

Education is a key consideration for families, and Ashby-de-la-Zouch does not disappoint with a range of reputable schools nearby. The property is ideally positioned for accessing both excellent local primary and secondary schools, allowing families to benefit from an easier school run. Additionally, the town is home to an onsite park and nature trails, which encourages outdoor activities and exploration, perfect for family outings and staying active.

## ACCOMMODATION

### ENTRANCE HALLWAY

2.51m x 2.41m (8'2" x 7'11")

### LOUNGE

5.37m x 3.03m (17'7" x 9'11")

### KITCHEN/DINER

5.34m x 4.08m (17'6" x 13'5")

### CLOAKROOM/W.C

1.42m x 1.03m (4'8" x 3'5")

## FIRST FLOOR

### BEDROOM ONE

3.09m x 3m (10'1" x 9'10")

### EN-SUITE SHOWER

2.13m x 1.62m (7'0" x 5'4")

### BEDROOM TWO

3.36m x 3.11m (11'0" x 10'2")

### BEDROOM THREE

3.53m x 2.13m (11'7" x 7'0")

### BATHROOM

2.51m x 1.65m (8'2" x 5'5")

### CARPORT

4.55m x 3.02m (14'11" x 9'11")

### GARDEN ROOM

3.2m x 2.72m (10'6" x 8'11")

### SERVICE CHARGE:-

£347.52 per annum.

### COUNCIL TAX BAND:-

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

### HOW TO GET THERE:-

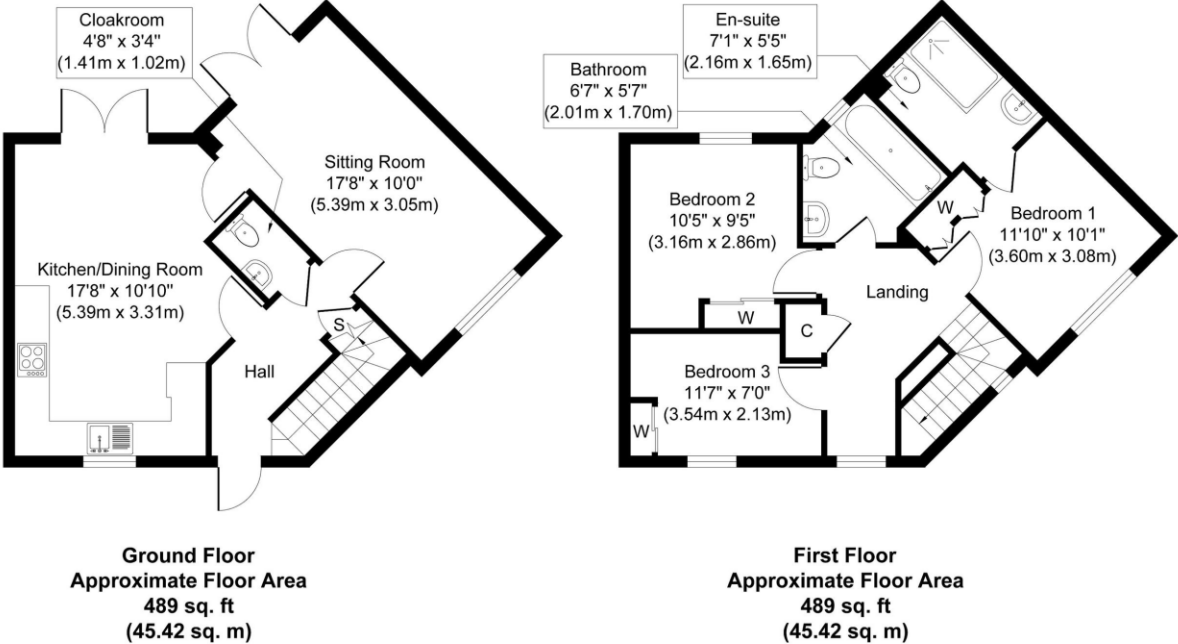
Postcode for sat navs: LE65 2AD

### PLEASE NOTE:-

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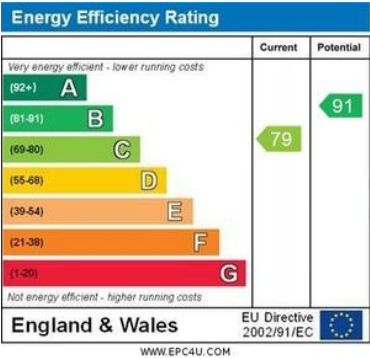
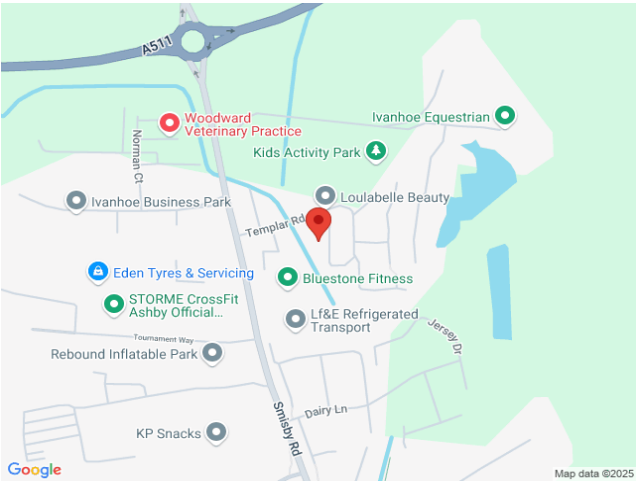


# Floorplan



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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Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666  
ashby@newtonfallowell.co.uk