



Trinity Court, Ashby, Ashby-De-La-Zouch



Freehold

£259,950



Key Features

- Three-Bedroom Semi-Detached Home
- Central Location Close to the Town
- Good Size Lounge
- Refitted Kitchen/Diner + Conservatory
- Three Bedrooms + Fitted Storage
- Three Piece Bathroom
- EPC rating C





Welcome to Trinity Court, Ashby-de-la-Zouch - a gem nestled in the heart of this charming historic town. This three-bedroom semi-detached beauty offers not only location but also modern living without the hassle of an upward chain. Step into a generous open-plan lounge, featuring a cozy coal-effect gas fireplace - perfect for family gatherings. The heart of the home, the kitchen diner, boasts sophisticated cream cabinets paired with oak-effect worktops, a range of integrated appliances, and a stylish breakfast bar.

Bask in the sunlight of the spacious UPVC double-glazed conservatory, which seamlessly extends the indoor living space outward, offering unobstructed views of the south-facing garden. Head upstairs to find three bedrooms, each outfitted with convenient fitted storage. The chic bathroom, with its P-shaped tub and overhead shower, invites relaxation.



Outside, enjoy the convenience of parking for two cars plus the added benefit of a single garage with an electric shutter door. The tranquil, fenced south facing garden borders a lush lawn shaded by mature hedges and includes two practical garden sheds.

Perfect for those seeking a vibrant community with easy access to local amenities, this residence combines modern comforts with the charm of Ashby-de-la-Zouch. Don't miss this opportunity to step into a home that ticks all the boxes - arrange your viewing today with our Ashby team.

Nestled in the charming market town of Ashby-de-la-Zouch, Trinity Court is ideally positioned for those seeking the convenience of a well-connected location without sacrificing the quaint charm of a historic locale. Ashby-de-la-Zouch is known for its rich history, featuring attractions like the Ashby-de-la-Zouch Castle, which offers a unique glimpse into medieval Britain. The town centre, just a short walk from the property, provides a plethora of amenities including a variety of shops, cafes, and restaurants, along with a vibrant local market that draws visitors and residents alike.

Ashby-de-la-Zouch offers excellent educational facilities, making it an appealing choice for families. The area is served by a number of highly-regarded primary and secondary schools, ensuring quality education options are readily available. For those who enjoy outdoor activities, the surrounding countryside offers scenic walking and cycling routes. Nearby parks and green spaces offer perfect spots for leisurely weekends.

Transport links from Ashby-de-la-Zouch are exceptionally convenient, with easy access to major road networks such as the A42 and M1, facilitating straightforward travel to cities like Leicester, Nottingham, and Birmingham. This makes it a strategic location for commuters who desire a peaceful home environment without being isolated from the hustle and bustle of urban life.



ACCOMMODATION

ENTRANCE HALLWAY
1.79m x 1.57m (5'11" x 5'2")

LOUNGE
4.56m x 3.6m (15'0" x 11'10")

REFITTED KITCHEN/DINER
4.52m x 2.57m (14'10" x 8'5")

CONSERVATORY
4.18m x 3.39m (13'8" x 11'1")

FIRST FLOOR ACCOMMODATION

LANDING
2.87m x 1.94m (9'5" x 6'5")

BEDROOM ONE
3.91m x 2.52m (12'10" x 8'4")

BEDROOM TWO
3.26m x 2.51m (10'8" x 8'2")

BEDROOM THREE
2.48m x 1.93m (8'1" x 6'4")

BATHROOM
1.92m x 1.76m (6'4" x 5'10")

COUNCIL TAX BAND:-

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

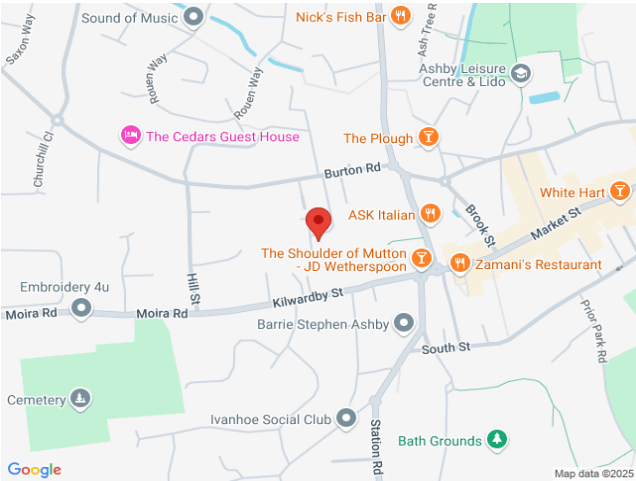
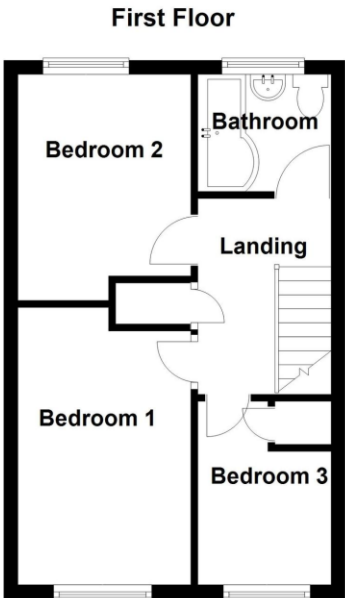
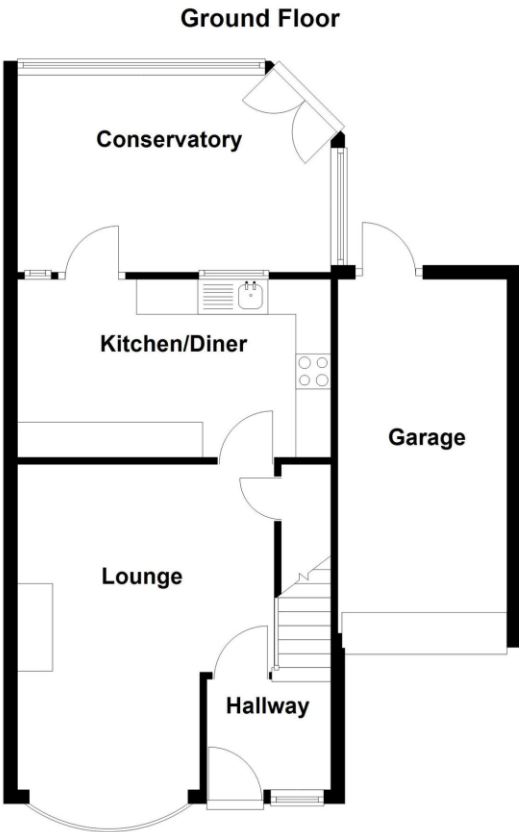
HOW TO GET THERE:-

Postcode for sat navs: LE65 2LY

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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