



Wilfred Gardens, Ashby-De-La-Zouch



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£380,000



Key Features

- Spacious Three-Bedroom Bungalow with Expansive Living Areas
- Sought-After Location | Short Walk into the Town
- 19ft Lounge + Separate Dining Room
- Kitchen/Diner + Utility Room
- Three Double Bedrooms
- En-Suite Wet room + Two Further Bathrooms
- EPC rating D
- Freehold | No Upward Chain





Discover the unparalleled allure of Wilfred Gardens, a thoughtfully designed bungalow in the charming town of Ashby-de-la-Zouch. Perfectly positioned on a generous corner plot, measuring nearly 1,600sqft this home promises an abundance of space, comfort and a wealth of opportunity. Step into a hallway that opens to an expansive 19ft lounge, where natural light floods in through multiple windows, framing picturesque views of the meticulously landscaped, south-facing garden.

The heart of the home, the kitchen/diner is functional, equipped with cabinetry and integrated appliances, providing ample space for culinary adventures. The layout flows into a formal dining room, offering versatility for living and entertaining. A generous utility room and a guest bathroom complete such a spacious bungalow.

Retreat to any of the three sizeable double bedrooms, with bedrooms one and two featuring extensive fitted wardrobes and a en-suite wet room in the master. A well-appointed family bathroom ensures convenience and style for all.

Externally, this property boasts off-road parking, a single garage, and an inviting block-paved patio. The enchanting private garden is a haven for relaxation, with abundant patio space, lush plantings, and a secret garden complete with a greenhouse and shed. This exceptional home offers an idyllic blend of tranquillity and proximity to local amenities—your perfect sanctuary awaits.

Ashby-de-la-Zouch, located in North West Leicestershire, is a historic market town known for its charming character and picturesque surroundings. The town boasts a rich heritage, featuring the renowned Ashby Castle, which

provides a glimpse into the area's storied past. Residents and visitors alike enjoy the scenic walks through the Castle Grounds and the tranquil beauty of the Bath Grounds. The town's vibrant culture is further enhanced by regular local events, markets, and a strong sense of community, making it an ideal place for families and anyone seeking a friendly, welcoming environment.

The area surrounding Wilfred Gardens is conveniently close to a host of amenities, combining the benefits of peaceful suburban living with easy access to the essentials of daily life. A short walk into the heart of Ashby-de-la-Zouch reveals a variety of charming independent shops, cafes, and restaurants, offering an array of options for dining and shopping. The local schools have a commendable reputation, ensuring that families have access to quality educational facilities.

Transport links in Ashby-de-la-Zouch are excellent, making it a practical choice for commuters. The town is well-served by road connections, with the A42 and M1 motorways nearby, providing direct routes to major cities such as Leicester, Birmingham, and Nottingham. Regular bus services operate in the area, and the nearby East Midlands Airport offers convenient options for international travel.

Outdoor enthusiasts will appreciate the natural beauty that surrounds Ashby-de-la-Zouch. The National Forest, an ambitious woodland regeneration project, is on the doorstep, offering a wealth of outdoor activities including walking, cycling, and wildlife spotting. For those who enjoy golfing, the nearby golf courses offer beautifully maintained greens and scenic views.





Overall, Ashby-de-la-Zouch offers a combination of history, convenience, and natural beauty, making it an attractive location for potential homeowners. The property on Wilfred Gardens is particularly well-situated, providing the perfect blend of spacious living with the charm of a traditional English town. Whether you're looking for a peaceful retreat or a vibrant community, this area provides the best of both worlds.

ACCOMMODATION

PORCH 3.16m x 1.65m (10'5" x 5'5")

ENTRANCE HALLWAY 3.42m x 3.02m (11'2" x 9'11")

LOUNGE 6.07m x 4.05m (19'11" x 13'4")

KITCHEN/DINER 5.56m x 3.17m (18'2" x 10'5")

SEPARATE DINING ROOM 5.35m x 3.22m (17'7" x 10'7")

REAR LOBBY 3.81m x 2.07m (12'6" x 6'10")

UTILITY ROOM 4.7m x 2.91m (15'5" x 9'6")

BATHROOM 2.4m x 2.17m (7'11" x 7'1")

BEDROOM ONE 3.96m x 3.87m (13'0" x 12'8")

ENSUITE 2.34m x 1.32m (7'8" x 4'4")

BEDROOM TWO 3.49m x 3.28m (11'6" x 10'10")

BEDROOM THREE 4.23m x 3.27m (13'11" x 10'8")

FAMILY BATHROOM 2.33m x 1.91m (7'7" x 6'4")

SINGLE GARAGE 5.31m x 3.16m (17'5" x 10'5")



COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

Postcode for sat navs: LE65 2GX

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.



Ground Floor



