



Weysford Lane, Ashby, Ashby-De-La-Zouch

 3  2  1

Freehold

£299,950



Key Features

- Modern Three Bedroom Semi-Detached
- Quiet Location | Popular Development
- Well Appointed Decoration Throughout
- Lounge
- Good Sized Kitchen/Diner + Extras
- Three Double Bedrooms + En-Suite
- EPC rating B





Nestled in the picturesque town of Ashby-de-la-Zouch, Weysford Lane is a stunning semi-detached home that marries contemporary style with the charm of modern living. Crafted in 2017 by the renowned David Wilson Homes, the Kennett design exudes elegance and spaciousness across its three dynamic floors.

Step into the expansive lounge, illuminated by a graceful bay window, offering a welcoming retreat. The heart of this abode, the state-of-the-art kitchen, boasts immaculate high gloss units and an inclusive array of appliances—everything you need to unleash your culinary creativity. Enhanced by full-height glazed French doors, this space seamlessly extends to a delightful garden, perfect for alfresco gatherings.

The upper floors host three luxurious bedrooms, each with built-in storage and abundant natural light. The master suite is a sanctuary of tranquillity, featuring bespoke wardrobes and an exquisite en-suite shower room.



With ample off-road parking, a secure garage, and a charming enclosed garden, this property is not just a house, but a lifestyle opportunity. Early viewing is highly encouraged for those seeking a harmonious blend of design and comfort. Call today to make this dream home yours.

Ashby-de-la-Zouch, situated in the heart of North West Leicestershire, is renowned for its charming rural setting and rich history. The town is well-known for its medieval market centre and the impressive Ashby Castle, providing not only a picturesque landscape but also a taste of historical intrigue for residents and visitors alike. For prospective homeowners, the area offers a blend of country charm and modern conveniences, making it an ideal location for families and individuals seeking a peaceful yet well-connected place to live.

The transport links surrounding Ashby-de-la-Zouch make commuting simple and efficient. The town is positioned conveniently near major road networks, including the M42 and A42, offering seamless connectivity to nearby cities such as Birmingham, Leicester, and Nottingham. Public transport is supported by regular bus services, while nearby East Midlands Parkway provides rail services for those travelling further afield. The proximity to East Midlands Airport further enhances the accessibility of Ashby, ensuring both domestic and international travel can be undertaken with ease.

Families considering a move to Ashby-de-la-Zouch will be pleased with the educational facilities available. The area is home to a number of highly regarded primary and secondary schools, such as Ashby School and Ivanhoe College, known for their excellent curricular and extracurricular programmes. Furthermore, the community atmosphere is enhanced by a variety of community events and clubs for children and adults alike, fostering a welcoming environment where new residents can quickly feel at home.



ACCOMMODATION

ENTRANCE HALLWAY

CLOAKROOM/W.C.

BAY FRONTED LOUNGE 4.93m x 3.71m (16'2" x 12'2")

STYLISH KITCHEN/DINER 4.69m x 3.2m (15'5" x 10'6")

FIRST FLOOR ACCOMMODATION

BEDROOM TWO 4.14m x 2.63m (13'7" x 8'7")

BEDROOM THREE 3.6m x 2.63m (11'10" x 8'7")

THREE-PIECE FAMILY BATHROOM 2.48m x 1.98m (8'1" x 6'6")

SECOND FLOOR ACCOMMODATION

BEDROOM ONE 6.13m x 4.72m (20'1" x 15'6")

EN-SUITE SHOWER 2.29m x 1.18m (7'6" x 3'11")

SINGLE GARAGE 5.45m x 2.74m (17'11" x 9'0")

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

Postcode for sat navs: LE65 1GL

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



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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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