



Millfield Close, Ashby-De-La-Zouch



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1

£250,000



Key Features

- Three Bedroom Semi-Detached
- Quiet Cul-De-Sac | Offering Modern Living
- Good Sized Lounge
- Modern Shaker Kitchen/Diner
- Two Double Bedrooms + Single Bedroom
- Stylish Three-Piece Bathroom
- EPC rating C





Welcome to Millfield Close, a charming semi-detached residence nestled in the tranquil town of Ashby-de-la-Zouch. This delightful three-bedroom home, situated in a serene cul-de-sac, is a perfect blend of modern living and convenience.

Upon entering, you'll be greeted by a spacious lounge adorned with a feature coal effect gas fire and a handy under-stairs cupboard. The rear kitchen/diner boasts a stylish shaker kitchen with contrasting laminate worktops, complete with space for all your culinary needs along with ample entertaining space for family and friends.

Upstairs, two generous double bedrooms and a cozy single offer plenty of space for family or guests. The elegantly presented bathroom features a sleek three-piece suite and a mains fed shower over a panelled bath.

Outside, the meticulously landscaped two-tier garden is a true oasis, ideal for entertaining or simply unwinding. The block-paved driveway provides ample off-road parking and leads to a single garage.

This residence is not just a house but a home waiting to be cherished. Don't miss the opportunity to make it yours. Contact our helpful team for a viewing today!

Ashby-de-la-Zouch is a charming market town located in northwest Leicestershire, known for its rich history and vibrant community. The town boasts a variety of local amenities including independent shops, cafes, and a selection of traditional pubs, all contributing to a welcoming and lively atmosphere. It's a place where history meets modern living, with the ruins of the Ashby Castle offering a glimpse into the past. The town regularly hosts community events and markets, making it a delightful place to reside.

The location of Millfield Close is particularly advantageous due to its peaceful and secluded cul-de-sac setting, providing a safe and friendly environment perfect for families. Although it enjoys this tranquil atmosphere, it's conveniently close to the heart of Ashby-de-la-Zouch, putting all the town's amenities within easy reach. For those who enjoy the outdoors, the nearby Ashby Wolds and National Forest offer plenty of trails for walking and cycling, as well as opportunities for a variety of outdoor activities.

Transport links from Ashby-de-la-Zouch are robust, making this area ideal for commuters. Access to major road networks such as the A42, M42, and M1 provides efficient routes to neighbouring cities, including Leicester, Birmingham, and Nottingham. Furthermore, the town benefits from a reliable public transport system, including bus services and proximity to the East Midlands Airport, ensuring travel is straightforward and convenient.

Local education options are impressive, catering to different age groups with reputable primary and secondary schools nearby. These include Ashby School and Ivanhoe College, which are well-regarded within the community and contribute to the town's appeal to families. The diversity of educational establishments ensures a supportive environment for children's academic growth.

Overall, Ashby-de-la-Zouch embodies a blend of historical charm and modern convenience. Its dynamic community and strategic location make it an attractive destination for those seeking a balanced lifestyle supported by excellent amenities, transport links, and educational facilities.

ACCOMMODATION

ENTRANCE HALLWAY 2.38m x 1.19m (7'10" x 3'11")

LOUNGE 4.82m x 3.54m (15'10" x 11'7")

KITCHEN DINER 4.85m x 2.36m (15'11" x 7'8")

FIRST FLOOR

BEDROOM ONE 3.6m x 2.95m (11'10" x 9'8")

BEDROOM TWO 3.63m x 2.97m (11'11" x 9'8")

BEDROOM THREE 2.86m x 1.82m (9'5" x 6'0")

BATHROOM 2.37m x 1.77m (7'10" x 5'10")

SINGLE GARAGE 4.68m x 2.27m (15'5" x 7'5")

COUNCIL TAX BAND:-

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

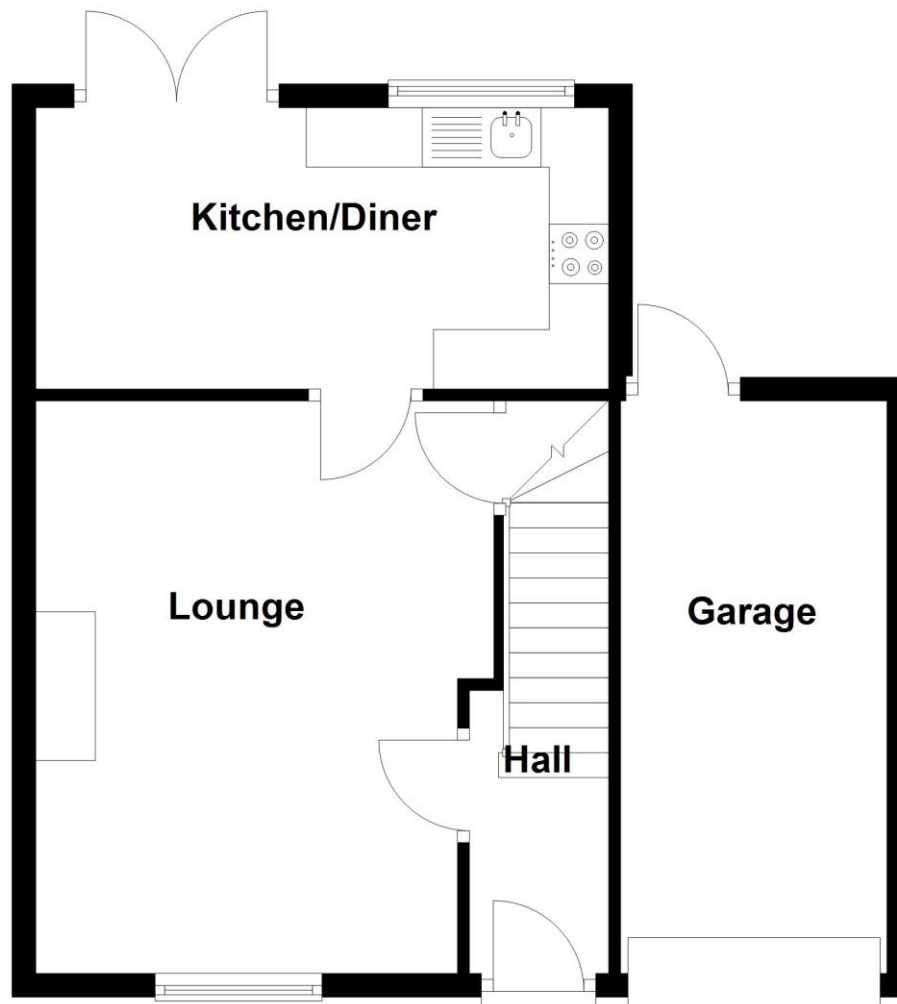
HOW TO GET THERE:-

Postcode for sat navs: LE65 2JS

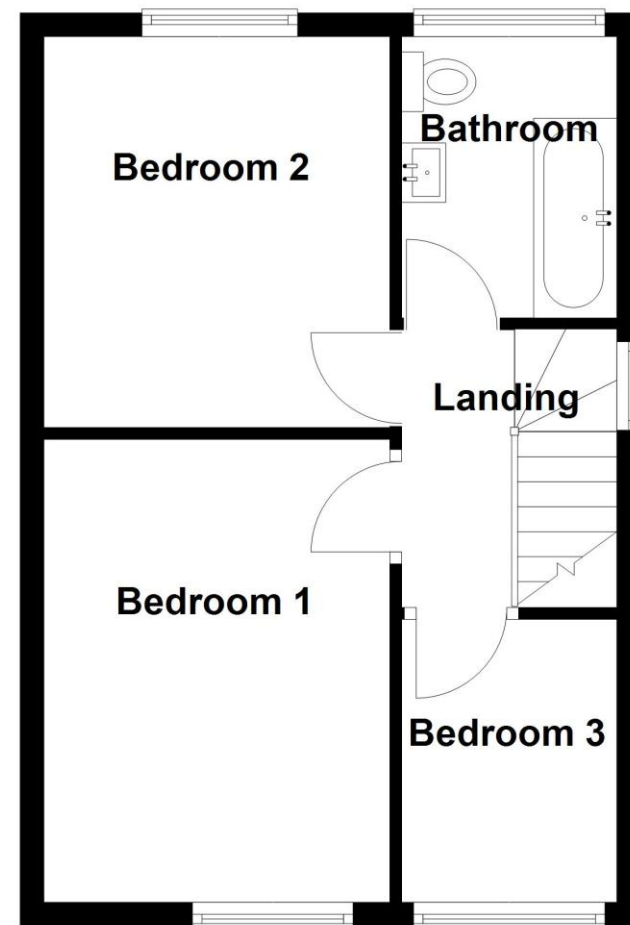
PLEASE NOTE:-

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



First Floor





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		