



Cedar Close, Ashby-De-La-Zouch



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£239,950



## Key Features

- Three Bedroom Semi-Detached Home
- Quiet Location Close to the Town
- Modern Decoration Throughout
- Lounge/Diner
- Oak Fitted Kitchen
- Three Bedrooms + Wet Room
- EPC rating U
- Freehold





Welcome to Cedar Close, a charming three-bedroom semi-detached home nestled in the tranquil cul-de-sac of Ashby-de-la-Zouch. This delightful residence offers an exceptional opportunity for those seeking a serene lifestyle within a welcoming community, just steps away from the heart of the town.

As you enter, you'll be greeted by a cozy lounge featuring a coal effect gas fire, creating a warm and inviting ambience. The open-plan design flows seamlessly into a generous dining area and a well-equipped kitchen, showcasing elegant oak cabinets and sleek contrasting worktops.

Upstairs, you'll find two spacious double bedrooms and a cosy single room, all complemented by a contemporary wet room shower, ensuring comfort for all members of the household.

Outside, enjoy the lush beauty of a sunny south-facing garden, complete with a patio and a variety of mature shrubs and trees that offer privacy and a touch of nature. Ample parking for two cars is available, along with further garden space to the side elevation making this home as practical as it is appealing. Sold with no upward chain, this gem awaits its new owners to unlock its full potential. Don't miss this rare opportunity! Contact our Ashby team to arrange your viewing today.

Ashby-de-la-Zouch, known locally as Ashby, is a historic market town in North West Leicestershire, offering a unique blend of traditional charm and modern amenities. Nestled in the heart of The National Forest, the area provides ample opportunities for outdoor enthusiasts with its scenic walking trails and lush woodlands. This picturesque setting allows residents to enjoy the tranquillity of rural living while remaining conveniently connected to larger urban centres like Leicester and Nottingham, both easily accessible via the M42 motorway and public transport options.

The town itself is steeped in history, with notable landmarks such as Ashby Castle, an English Heritage site, which provides a fascinating glimpse into medieval life. Visitors and residents alike can explore the remains of this impressive structure, join guided tours, or partake in seasonal events that bring history to life. Additionally, the town hosts a bustling high street featuring a variety of independent shops, cafes, and restaurants, offering everything from local produce to international cuisine.

For families, Ashby-de-la-Zouch offers a wealth of educational opportunities with several well-regarded primary and secondary schools in the vicinity. This makes the area highly desirable for those seeking a community-centric lifestyle with quality educational options for children. The town also boasts a strong sense of community with numerous clubs and societies catering to diverse interests, ranging from sports and arts to gardening and history.

Health and wellbeing are also well catered for in Ashby, with excellent healthcare facilities including GP surgeries, dental practices, and a community hospital in close proximity. Furthermore, the leisure centre in town features a swimming pool, sports courts, and a state-of-the-art gym, ensuring residents can maintain an active and healthy lifestyle without venturing far from home.

## ACCOMMODATION

ENTRANCE HALLWAY 1.46m x 0.91m (4'10" x 3'0")

LOUNGE AREA 4.72m x 4.47m (15'6" x 14'8")

DINING AREA 2.88m x 2.26m (9'5" x 7'5")

FITTED KITCHEN 2.78m x 2.1m (9'1" x 6'11")

## FIRST FLOOR ACCOMMODATION

LANDING 3.52m x 1.78m (11'6" x 5'10")

BEDROOM ONE 4.12m x 2.58m (13'6" x 8'6")

BEDROOM TWO 3.43m x 2.58m (11'4" x 8'6")

BEDROOM THREE 2.28m x 1.79m (7'6" x 5'11")

WET ROOM BATHROOM 1.75m x 1.67m (5'8" x 5'6")

## COUNCIL TAX BAND:-

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

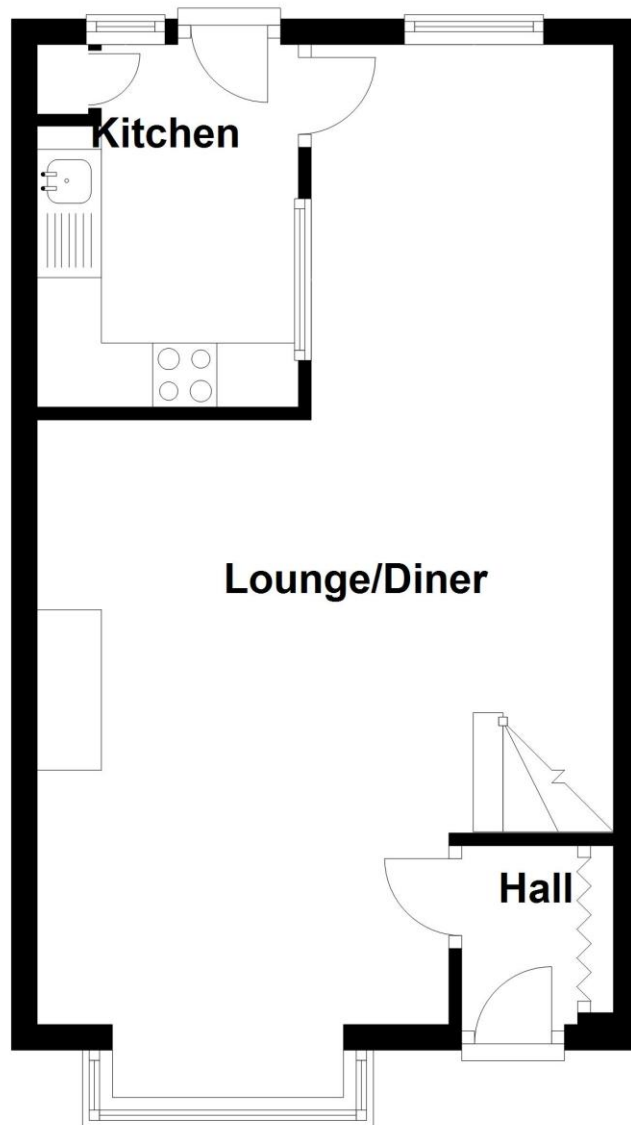
## HOW TO GET THERE:-

Postcode for sat navs: LE65 1SQ

## 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**

