



Brendon Way, Ashby-De-La-Zouch



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£499,950



Key Features

- Stunning Three-Bedroom Detached Bungalow
- Generous Corner Plot | Quiet Cul-De-Sac Location
- Spacious Living Accommodation
- Impeccable Interior Throughout
- Stylish Fitted Breakfast Kitchen + Utility Room
- 19ft Lounge + Separate Dining Room
- EPC rating U





Welcome to a gem of modern living, nestled in the picturesque town of Ashby-de-la-Zouch. Discover the elegance of this detached three-bedroom bungalow, perfectly poised for those who appreciate both style and functionality. Situated at the head of the cul-de-sac of Brendon Way, this home greets you with a manicured landscape, featuring vibrant gardens and inviting seating areas designed for relaxation and alfresco gatherings.

Step into a luminous hallway accented with engineered oak flooring, guiding you through to an exquisite open-plan living space. The contemporary kitchen is a chef's dream, offering magnolia gloss cabinets, granite countertops, and integrated high-end appliances including an AEG oven, microwave, and dishwasher. Adjacent, a cosy dining room awaits intimate dinners, while the expansive lounge, anchored by a stone-surround gas fire, seamlessly extends into a sunlit conservatory overlooking the tranquil garden.

The bungalow includes three bedrooms, each with ample storage, highlighted by the master suite boasting an elegant ensuite with shower. A refitted bathroom cater to the family's needs, featuring modern fixtures and finishes.

Outside, the southeast-facing garden is a sun lover's paradise, complete with lush lawns and charming patios. A double detached garage provides ample storage or workspace, complemented by a block-paved driveway accommodating up to five vehicles. This idyllic residence combines refined living with the convenience of proximity to local amenities. Embrace the serene lifestyle you've yearned for and make this enchanting bungalow your new abode. Contact our Ashby team for your private tour today.

Ashby-de-la-Zouch, located in Leicestershire, UK, offers a delightful blend of rich history and modern conveniences, making it an attractive location for potential homeowners. Known for its historic market town presence, Ashby is home to the impressive remains of Ashby Castle, evoking a sense of nostalgia and historic charm. The town centre provides a vibrant mix of boutique shops, cafes, and traditional public houses, creating a community hub for residents and visitors alike. This mix of the past and present adds an appealing character to the area, which is also well-supported by excellent transport links, including proximity to the M42 motorway, ensuring connectivity to major cities.

Education is well-catered for in Ashby-de-la-Zouch, with a number of highly-rated primary and secondary schools in the vicinity. For families and those planning for the future, the presence of several reputable schools, such as Ashby School and Ivanhoe College, offers peace of mind when it comes to educational opportunities. Additionally, the nearby Ashby Grammar School is steeped in history, adding further depth to the educational landscape of the town.

For those who appreciate the great outdoors, Ashby-de-la-Zouch offers numerous green spaces and parks, ideal for leisurely walks and family outings. The National Forest, which encircles the town, provides vast woodlands and trails, perfect for nature enthusiasts and those looking to escape the hustle and bustle of daily life. Conkers, a visitor attraction located within the National Forest, offers interactive exhibits and activities for all ages, further enhancing the area's appeal.

Health and fitness facilities are abundant, with several gyms, leisure centres, and sports clubs in and around Ashby. The Hood Park Leisure Centre is a popular choice, featuring a swimming pool, fitness classes, and other activities, catering to various fitness needs. Furthermore, the local healthcare facilities, including the Ashby General Hospital, are well-regarded, ensuring residents have access to quality medical services.

ACCOMMODATION

ENTRANCE HALLWAY 3.85m x 3.37m (12'7" x 11'1")

LOUNGE 5.91m x 4.22m (19'5" x 13'10")

DINING ROOM 3.63m x 3.02m (11'11" x 9'11")

BREAKFAST KITCHEN 4.12m x 3.04m (13'6" x 10'0")

CONSERVATORY 3.52m x 2.63m (11'6" x 8'7")

REAR LOBBY 1.76m x 1.06m (5'10" x 3'6")

UTILITY ROOM 2.49m x 1.78m (8'2" x 5'10")

BATHROOM 2.25m x 1.65m (7'5" x 5'5")

BEDROOM ONE 4m x 4.12m (13'1" x 13'6")

EN-SUITE SHOWER ROOM 2.2m x 1.51m (7'2" x 5'0")

BEDROOM TWO 4.23m x 2.71m (13'11" x 8'11")

BEDROOM THREE 3.29m x 2.26m (10'10" x 7'5")

STUDY 3.48m x 3.28m (11'5" x 10'10")

DOUBLE GARAGE 5.08m x 4.78m (16'8" x 15'8")

HOW TO GET THERE

Postcode for sat navs: LE65 1EY

COUNCIL TAX BAND

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

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



