



Gilby Close, Ashby-De-La-Zouch



3



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Freehold

£325,000



Key Features

- Three Bedroom Detached Family Home
- Miller Home Development
- Close to the Town | Easy Access to Motorway Links
- Quiet Cul De Sac Location
- Lounge
- Modern Kitchen/Diner + Utility Room
- EPC rating B





Welcome to this beautiful three bedroom detached family home situated on a popular Miller Homes development in a quiet cul-de-sac. Conveniently located in the sought-after area of Ashby-de-la-Zouch, this property benefits from the remainder of its NHBC warranty.

Step inside to discover a modern and open plan living space with contemporary decoration throughout. The recently landscaped patio area is perfect for outdoor entertaining and adds to the overall charm of this home.

The three bedrooms include two comfortable doubles and a great single room. The master bedroom features its own en suite shower room with a contemporary three-piece suite. Additionally, there is another well-appointed family bathroom with complementary tiling to the walls.



The hallway leads to a guest's cloakroom with a W.C and a square contemporary wash hand basin. The full depth open plan contemporary kitchen diner boasts dual aspect windows and French doors that lead out onto the landscaped rear garden. There is also space for a dining table and a utility room for additional storage. The fitted kitchen is complete with an extensive range of white base and wall mounted cabinets, integrated appliances, and a five ring gas hob with stainless steel splashback and extractor hood over. The lounge runs full depth and enjoys plenty of natural light from its dual aspect windows, including a wide bay window.

Outside, you will find a fore garden with mature box hedges, a driveway providing parking for two vehicles in tandem, and a single garage with power and lighting. The extended landscaped patio seating area is perfect for relaxing, while the mainly laid to lawn garden offers privacy with its fenced boundaries.

Located in a great spot for families, this property is within close proximity to Ashby School. Don't miss your chance to view this fantastic home - contact our Ashby team today to secure your private viewing.



ACCOMMODATION

ENTRANCE HALLWAY
2.08×2.07

CLOAKROOM / W.C.
1.50×1.06

LOUNGE
5.38×3.02+ bay window

MODERN KITCHEN DINER
5.38×2.35

UTILITY ROOM
2.07×1.61 + understairs cupboard

FIRST FLOOR ACCOMMODATION

LANDING
3.00×1.90

BEDROOM ONE
3.58×3.44

EN-SUITE SHOWER ROOM
2.36 max x1.65

BEDROOM TWO
3.38×3.10

BEDROOM THREE
2.58×1.85+ recess

FAMILY BATHROOM
2.03×1.88

COUNCIL TAX BAND:-

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

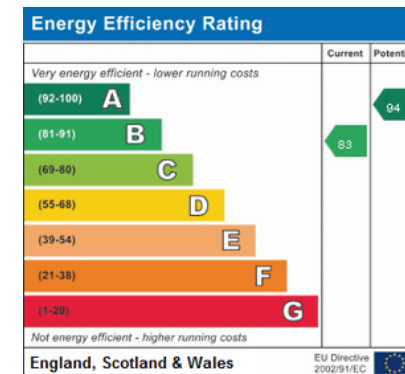
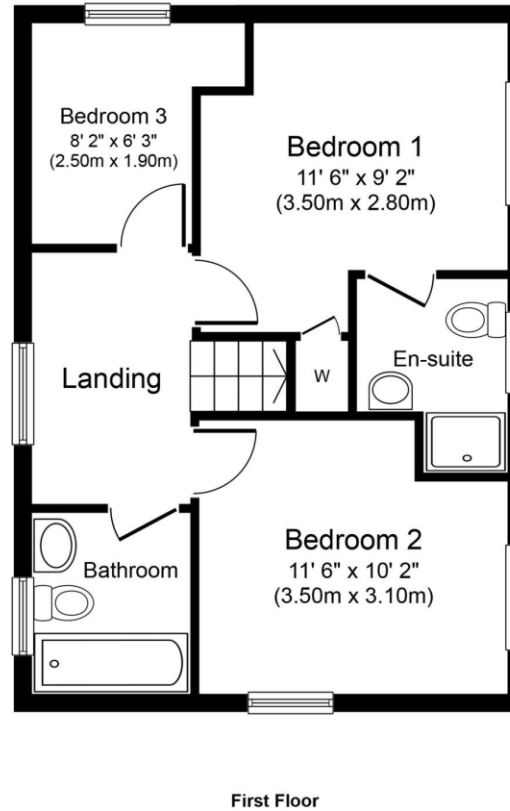
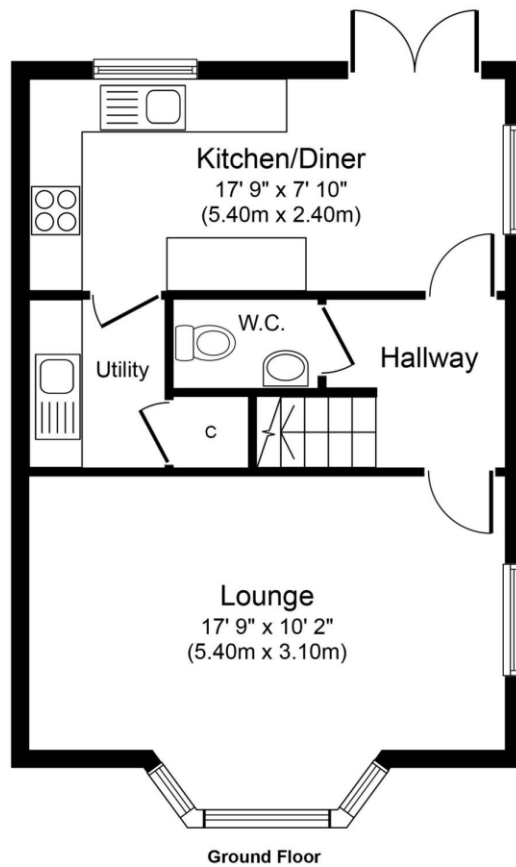
HOW TO GET THERE:-

Postcode for sat navs: LE65 1GS

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



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