



Bishop Hall Road, Ashby-De-La-Zouch



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£485,000



Key Features

- Executive Four-Bedroom Detached Home
- Over 1,400 Sqft of Living Space
- Spacious 23ft Living Room + Family Room/Study
- Sold With No Upward Chain
- Stylish Modernised Living Kitchen/Diner
- Utility + Cloakroom/W.C.
- EPC rating B
- Freehold





Discover the epitome of modern living at Bishop Hall Road, Ashby-de-la-Zouch, an executive four-bedroom detached family home that exudes charm and elegance. Spanning over 1,400 sqft, this remarkable property boasts a wealth of upgrades ensuring a stylish yet comfortable lifestyle.

Step into the spacious living room, over 23ft long, providing the perfect sanctuary for relaxation. A versatile family room doubles as a study, complete with engineered oak flooring, ideal for remote work or quiet moments. The heart of the home, the living kitchen/diner, is a culinary delight featuring sleek Ivory gloss cabinets, Corian worktops, a central island, and high-spec Neff appliances, ensuring a refined cooking and entertaining experience.

Upstairs, discover four well-balanced bedrooms, including a master with fitted storage and a luxurious en-suite, complemented by the upgraded family bathroom.

The exterior is equally impressive with a private driveway accommodating six cars, a double detached garage, and a beautifully landscaped south-easterly facing garden. Enjoy alfresco dining on expansive patios or watch the little ones play in the timber play park, all protected by mature hedges offering supreme privacy. Offered for sale with no upward chain, this home is your perfect retreat. Call our Ashby team for a viewing today and make your dream home a reality.

Bishop Hall Road is nestled in Ashby-de-la-Zouch, a charming town steeped in history located in North West Leicestershire, UK. This picturesque market town is known for its medieval castle remains, which are one of the key attractions and provide a glimpse into the area's rich heritage. Ashby-de-la-Zouch retains much of its historic character with numerous period buildings, yet manages to offer modern conveniences, making it a unique blend of past and present.

When it comes to daily living and amenities, Ashby-de-la-Zouch has much to offer. The town has a bustling community with a variety of independent shops, restaurants, and cafes, many of which line the historic Market Street. For those who enjoy outdoor activities, there are numerous parks and green spaces, including the popular Bath Grounds, perfect for picnics and leisurely strolls. The National Forest is also on your doorstep, offering trails and outdoor adventures for nature enthusiasts.

Families will find this area particularly appealing due to the excellent education options available. Ashby-de-la-Zouch is home to several well-regarded schools covering all ages, ensuring that children receive quality education close to home. Moreover, the town's location provides convenient access to transport networks, including major roads like the M42, allowing for easy commutes to larger cities such as Leicester, Birmingham, and Nottingham.

For leisure and community engagement, residents can enjoy various facilities and social clubs. Ashby has an active community scene with events and festivals taking place throughout the year, fostering a welcoming and vibrant atmosphere. The presence of leisure centres and sports clubs offers opportunities for fitness and recreation, catering to a wide range of interests from tennis to swimming.

ACCOMMODATION

ENTRANCE HALLWAY 4.48m x 2.06m (14'8" x 6'10")

LIVING ROOM 7.07m x 3.43m (23'2" x 11'4")

FAMILY ROOM/STUDY 3.13m x 2.81m (10'4" x 9'2")

CLOAKROOM/W.C. 1.56m x 1.24m (5'1" x 4'1")

LIVING KITCHEN/DINER 5.29m x 4.48m (17'5" x 14'8")

UTILITY ROOM 1.8m x 1.57m (5'11" x 5'2")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.04m x 3.5m (13'4" x 11'6")

EN-SUITE SHOWER ROOM 2.27m x 1.43m (7'5" x 4'8")

BEDROOM TWO 4.21m x 3.72m (13'10" x 12'2")

BEDROOM THREE 3.69m x 3.26m (12'1" x 10'8")

BEDROOM FOUR 3m x 2.94m (9'10" x 9'7")

FAMILY BATHROOM 1.98m x 1.95m (6'6" x 6'5")

DOUBLE GARAGE 5.35m x 5.22m (17'7" x 17'1")

COUNCIL TAX BAND:-

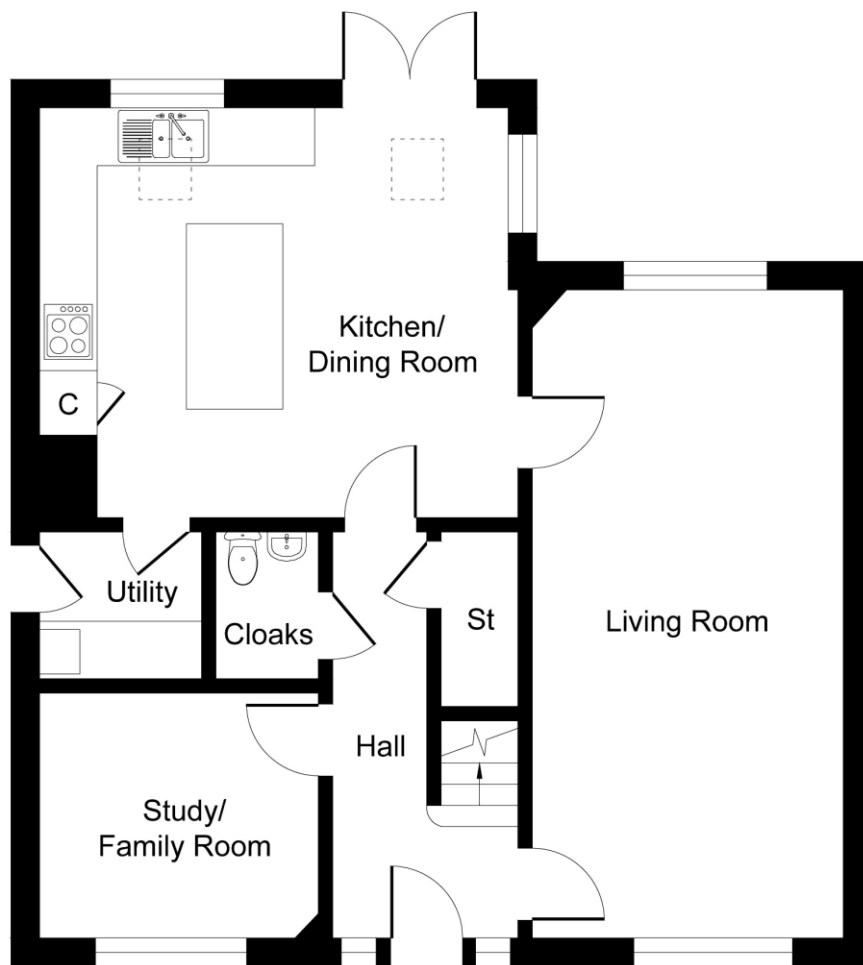
The property is believed to be in council tax band: E

HOW TO GET THERE:-

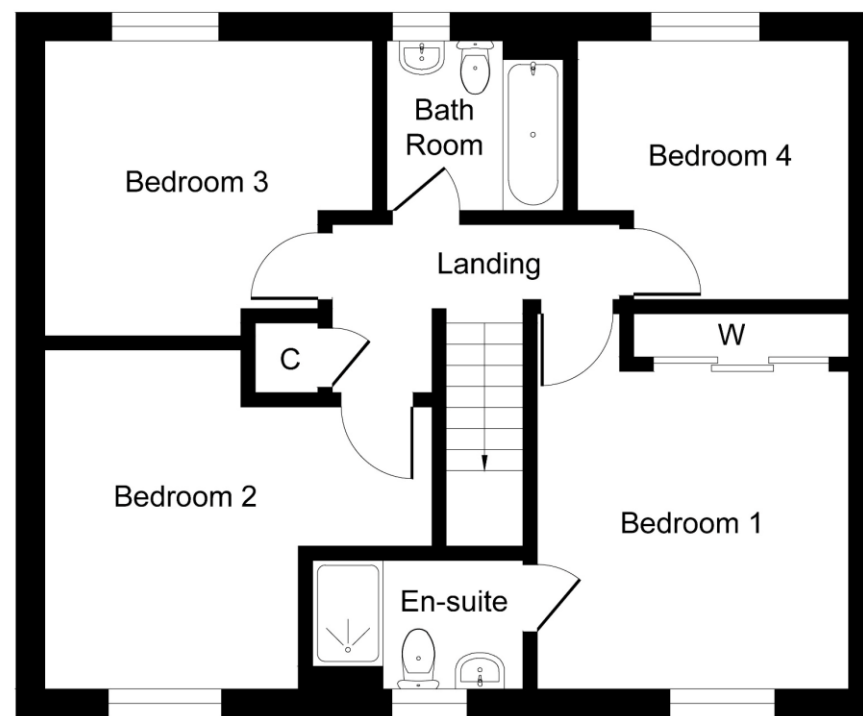
Postcode for sat navs: LE65 2UR

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

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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		