



Beaumont Avenue, Ashby-De-La-Zouch



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£275,000



### Key Features

- Charming Two-Bedroom Semi-Detached Bungalow
- Modern Décor in a Sought-After Location
- A Cosy Lounge with a Contemporary Coal Effect Gas Fire
- Extended Kitchen/Diner + High-End Integrated Appliances
- Two Generously Sized Double Bedrooms
- Stylishly Refitted Three-Piece Shower Room
- EPC rating U
- Freehold





Welcome to Beaumont Avenue, Ashby-de-la-Zouch! This charming two-bedroom semi-detached bungalow perfectly balances modern living with quaint charm, nestled in a sought-after location.

Inside, you'll find a cosy lounge, featuring a contemporary coal effect gas fire set within a marble hearth, perfect for relaxing evenings. The extended kitchen/diner is a culinary delight, boasting shaker cabinets, stone-effect worktops, and high-end integrated appliances, including a Neff microwave oven and double oven. This space is both stylish and functional, complemented by oak effect vinyl flooring and a spacious dining area, ideal for family gatherings.

Both double bedrooms are generously sized, with the master offering fitted wardrobes and the second bedroom providing serene garden views. The refitted shower room adds a touch of luxury with a modern three-piece suite.

Step outside to discover beautifully landscaped gardens front and back, offering off-road parking and a detached single garage. The private, easterly-facing rear garden features a paved patio, perfect for enjoying tranquil mornings.

Experience the perfect blend of modern convenience and cottage-like charm. Don't miss your chance to call this beautiful bungalow home!

Nestled in the charming market town of Ashby-de-la-Zouch, Beaumont Avenue offers a highly sought-after location that combines tranquillity with convenience. Known for its historical significance and picturesque surroundings, Ashby-de-la-Zouch is located in the heart of the National Forest, providing residents with access to beautiful woodlands and outdoor spaces. The town itself boasts a rich history, with Ashby Castle offering a glimpse into medieval architecture and a venue for community events and activities.

Residents of Beaumont Avenue will benefit from a range of local amenities and services. The town centre is just a short distance away, offering an array of shops, cafes, and restaurants featuring both local and international cuisine. For those who enjoy community engagement, there are numerous clubs and societies, along with regular markets and cultural events that enhance the vibrant community atmosphere.

Families considering making Ashby-de-la-Zouch their home will appreciate the excellent educational facilities available. The area boasts a variety of well-regarded primary and secondary schools, ensuring quality education for children of all ages. Additionally, excellent transport links, including proximity to major road networks such as the M42, provide easy access to larger cities such as Leicester and Birmingham, making it an ideal location for commuters.

Outdoor enthusiasts will delight in the stunning landscapes and recreational opportunities in the area. The nearby National Forest offers an array of walking and cycling trails, providing ample opportunities to explore the natural beauty of the region. Moreover, Conkers Discovery Centre, a popular family attraction, offers interactive activities and adventures in the heart of the forest.

Overall, Ashby-de-la-Zouch provides a perfect blend of historical charm, modern convenience, and natural beauty, making it one of the most desirable places to live in the region. Whether you are seeking a peaceful retreat or a vibrant community, this location offers something for everyone.

## ACCOMMODATION

ENTRANCE PORCH 0.84m x 0.64m (2'10" x 2'1")

ENTRANCE HALLWAY 3.81m x 1.78m (12'6" x 5'10")

LOUNGE 4.26m x 3.63m (14'0" x 11'11")

EXTENDED KITCHEN/DINER 5.81m x 3.13m (19'1" x 10'4")

BEDROOM ONE 3.64m x 3.13m (11'11" x 10'4")

BEDROOM TWO 3.62m x 2.71m (11'11" x 8'11")

SHOWER ROOM 2.3m x 1.8m (7'6" x 5'11")

DETACHED SINGLE GARAGE 5.15m x 2.51m (16'11" x 8'2")

## COUNCIL TAX BAND:-

The property is council tax band: B

## HOW TO GET THERE:-

Postcode for sat navs: LE65 2NF

## 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**





