



Ashby Road, Boundary



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4

£725,000



Key Features

- Expansive Four-Bedroom, Three-Bathroom Detached Family Home
- Over 2,600 Sqft of Luxurious Living Space
- Stunning Open-Plan Living Kitchen
- Navy Shaker Cabinets, Quartz Worktops, and High-End Appliances
- Vaulted Formal Dining Area
- Additional Snug Lounge and Generous Study/Family Room
- EPC rating U
- Freehold





Nestled in the scenic fringes of Ashby, Ashby Rd in Boundary, Parish of Smisby offers an exquisite blend of elegance and countryside charm. This newly completed 2,600 sqft detached home presents 4 bedrooms and 3 bathrooms, ideally crafted for family living.

Enter a light-filled living room where bi-fold doors lead to a serene porcelain-tiled terrace—perfect for morning coffees or evening soirees. At the heart of the home, you'll find a captivating open-plan kitchen and dining area, featuring navy shaker cabinets, luxurious quartz countertops, and cutting-edge appliances. The dining room, with its dual aspect windows and sweeping vaulted ceiling, creates a perfect setting for memorable family meals and entertaining guests.

The ground floor boasts an indulgent master suite with a dressing room and a spa-inspired en-suite bathroom. Ascend to three more spacious bedrooms, offering vaulted ceilings, peaceful views, and beautifully crafted bathrooms.

Outside, the expansive garden and terrace provide tranquil countryside vistas. The property includes a spacious gravel driveway, double garage, and ample parking. Don't miss out on this idyllic lifestyle; contact our Ashby team today.

The charming area around Ashby Road offers a tranquil yet convenient lifestyle, situated on the edge of Ashby-de-la-Zouch, a historic market town known for its vibrant community and rich heritage. Buyers can enjoy a perfect blend of rural tranquillity and urban convenience, with quaint streets, independent shops, and local eateries just a short drive away. The town is steeped in history, with attractions such as Ashby Castle offering a glimpse into the past, while modern amenities meet everyday needs.

Nature enthusiasts will revel in the property's placement near abundant trails and breathtaking countryside. With sweeping views toward Smisby, residents have immediate access to peaceful walking paths and cycle routes. These natural escapades offer not only a healthy lifestyle option but also the perfect backdrop for leisurely weekends or family strolls. The area is renowned for its picturesque landscapes, making it a sought-after destination for those seeking a harmonious balance between natural beauty and modern living.

Families will appreciate the proximity to reputable Ashby primary and secondary educational institutions, renowned for their excellent Ofsted ratings. This assures parents of the quality education available for their children without the hassle of long commutes. Additionally, local Ashby Doctors nearby with community centres providing a host of extracurricular activities, ensuring that entertainment and learning go hand-in-hand for younger residents.

Transport connectivity is another significant advantage of this location. Easily accessible major road links, such as the A42 and M1, facilitate effortless travel, whether for daily commuting or family trips. Train services from nearby stations also offer seamless access to larger cities, ensuring that work and leisure are both well within reach. This strategic positioning makes the location ideal for professionals seeking peace at home while staying connected to urban centres.

For those who value community engagement, Ashby and its surrounding villages frequently host local events and fairs, fostering a warm and welcome community spirit. From seasonal markets to village fetes, there is always an opportunity to become part of this vibrant neighbourhood. Such activities exemplify the unique charm and camaraderie that define life in this part of Swadlincote, providing a heartening sense of belonging and shared experience.

ACCOMMODATION

ENTRANCE HALLWAY 4.71m x 1.98m (15'6" x 6'6")

LIVING KITCHEN 6.96m x 5.47m (22'10" x 17'11")

FORMAL DINING ROOM 3.93m x 2.89m (12'11" x 9'6")

SNUG LOUNGE 4.03m x 4m (13'2" x 13'1")

CLOAKROOM/W.C. 1.91m x 1.36m (6'4" x 4'6")

BOOT ROOM 1.52m x 1.35m (5'0" x 4'5")

STUDY/FAMILY ROOM 3.59m x 3.53m (11'10" x 11'7")

MASTER BEDROOM 5.44m x 4.58m (17'10" x 15'0")

DRESSING ROOM 2.65m x 1.87m (8'8" x 6'1")

EN-SUITE SHOWER 2.67m x 1.85m (8'10" x 6'1")

FIRST FLOOR ACCOMMODATION

BEDROOM TWO 6.92m x 4.62m (22'8" x 15'2")

EN-SUITE SHOWER 2.38m x 1.87m (7'10" x 6'1")

BEDROOM THREE 5.5m x 4.01m (18'0" x 13'2")

BEDROOM FOUR 6.31m x 3.37m (20'8" x 11'1")

FOUR-PIECE FAMILY BATHROOM 2.92m x 2.38m (9'7" x 7'10")

OVERSIZED GARAGE 5.39m x 4.3m (17'8" x 14'1")

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

Postcode for sat navs: DE11 7BA

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



