



Astley Way, Ashby-De-La-Zouch

 3  2  1

£270,000



Key Features

- Charming Three-Storey Three Bedroom Townhouse
- Sought-After Development With No Upward Chain
- Spacious Bay-Fronted Lounge
- Modern Layout with Kitchen/Diner
- Spacious Master Bedroom + En-Suite
- Two Further Roomy Bedrooms
- EPC rating C
- Freehold





Welcome to Astley Way, Ashby-de-la-Zouch, a charming townhouse nestled in a quaint and sought-after development. As you step inside this delightful three-storey home, you are greeted by a spacious bay-fronted lounge, perfect for creating cherished memories with loved ones. The modern kitchen-diner, adorned with beech cabinets and contrasting worktops, is an ideal space for culinary enthusiasts and entertainers alike.

Upstairs, the first floor boasts two roomy bedrooms and a sleek family bathroom, providing ample space for families or guests. The second floor unveils a serene master suite with an expansive range of wardrobes, impressive vaulted ceilings, and an en-suite shower room—your own private retreat.

The property extends outdoors with a fenced, landscaped garden, showcasing a lush lawn and a variety of shrubs. Practicality meets convenience with off-road parking, a single garage equipped with power and lighting, and the home is offered with no upward chain. Seize this opportunity to create your new haven in this incredibly versatile space.

Ashby-de-la-Zouch, located in the heart of Leicestershire, is a picturesque and sought-after market town boasting a rich history and vibrant community spirit. The town prides itself on its charming streets lined with a mix of independent boutiques, high-street shops, and a variety of eateries that cater to all tastes. With its historical sites, including the Ashby-de-la-Zouch Castle ruin and the scenic walks around Bath Grounds, residents are never short of recreational activities. The well-patronised Ashby Arts Festival and the annual Food Gusto Festival add to the area's cultural appeal, making it a lively yet comfortably settled environment.

The area offers excellent connectivity for both local and commuting residents. Situated near major road networks such as the A42/M42, the property promises convenient travel to cities like Leicester, Birmingham, and Nottingham. Meanwhile, East Midlands Airport is just a short drive away, ideal for frequent travellers and holidaymakers. Ashby-de-la-Zouch also benefits from regular public transport services, providing ease of travel within the region without the need for a private vehicle.

Families will appreciate the proximity to a range of highly regarded schools in the area, including Ashby School and Ivanhoe College, which are acclaimed for their academic performance and wide array of extracurricular activities. With several nurseries and primary schools also nearby, the location is well-suited for growing families seeking educational excellence from an early stage.

For outdoor enthusiasts, Ashby-de-la-Zouch is a gateway to the National Forest, offering ample opportunities for walking, cycling, and nature discovery. Bosworth Battlefield Heritage Centre and Conkers Discovery Centre provide entertaining and educational day trips that are just a short drive away. The combination of rural landscapes and historic attractions ensures that there's something for everyone to enjoy.

The community in Ashby-de-la-Zouch is tight-knit and welcoming, with a range of leisure facilities that encourage residents to engage and socialise. From sports clubs to the community library and local theatre, there are numerous ways to be involved and connect with your neighbours, ensuring that newcomers quickly feel at home in this thriving town.

ACCOMMODATION

ENTRANCE HALLWAY 1.5m x 1.21m (4'11" x 4'0")

LOUNGE 4.84m x 3.64m (15'11" x 11'11")

KITCHEN/DINER 4.69m x 2.94m (15'5" x 9'7")

CLOAKROOM/W.C. 1.64m x 1.34m (5'5" x 4'5")

FIRST FLOOR ACCOMMODATION

BEDROOM TWO 4.27m x 2.67m (14'0" x 8'10")

BEDROOM THREE 2.94m x 2.66m (9'7" x 8'8")

BATHROOM 1.97m x 1.88m (6'6" x 6'2")

SECOND FLOOR ACCOMMODATION

BEDROOM ONE 4.7m x 4.4m (15'5" x 14'5")

EN-SUITE SHOWER 2.06m x 2.03m (6'10" x 6'8")

SINGLE GARAGE 5.19m x 2.71m (17'0" x 8'11")

COUNCIL TAX BAND:-

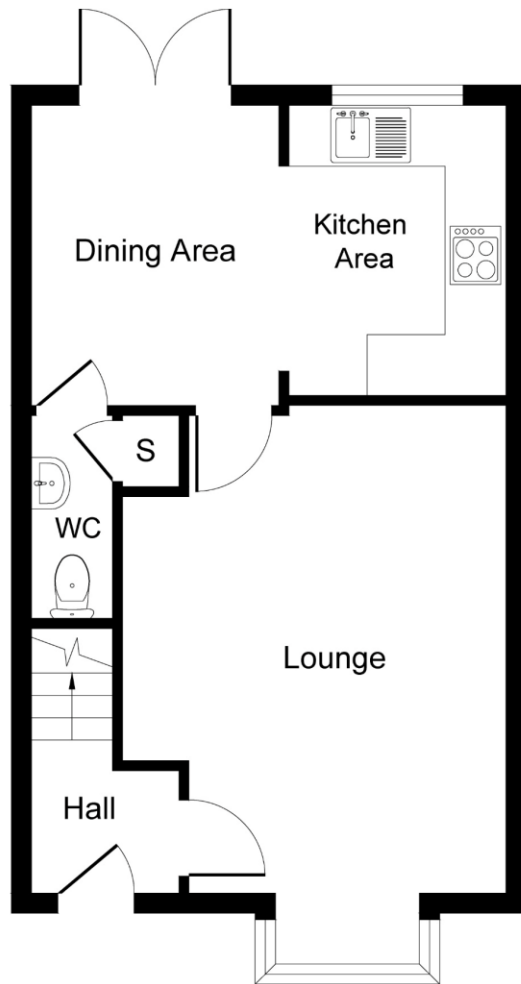
The property is believed to be in council tax band: D

HOW TO GET THERE:-

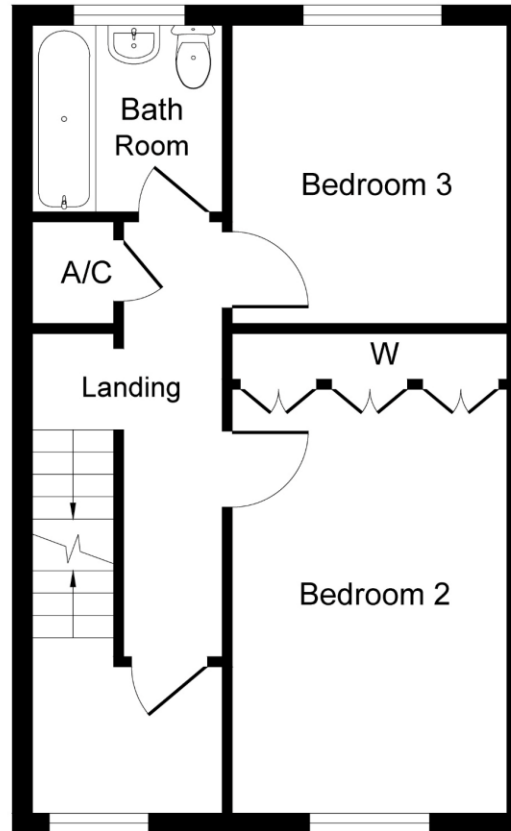
Postcode for sat navs: LE65 1LY

PLEASE NOTE:-

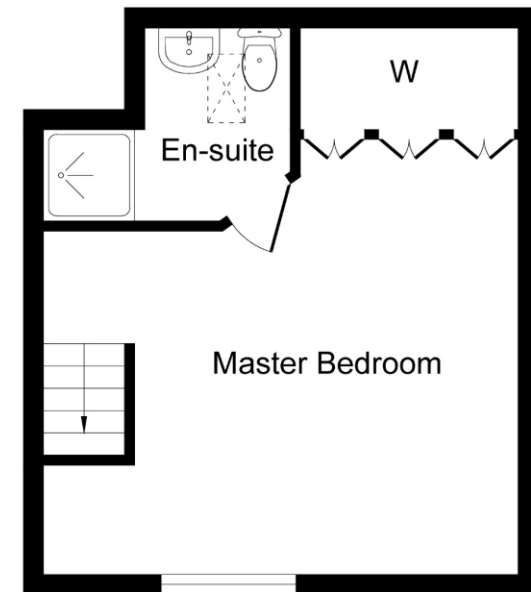
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Ground Floor

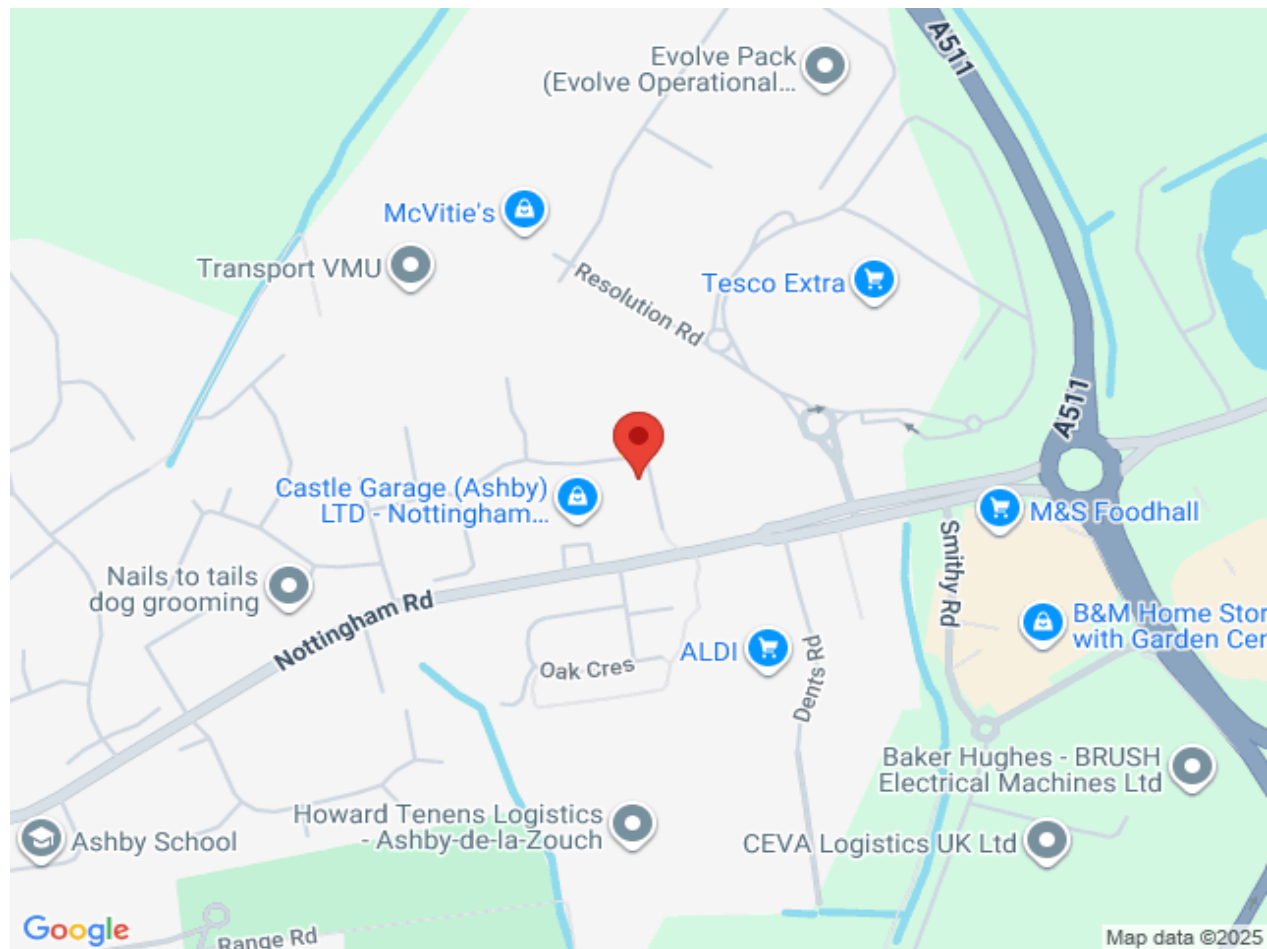


First Floor



Second 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		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		