



Woodland Lane, Ashby-De-La-Zouch

 3  1  1

£260,000



## Key Features

- Three-Bedroom Semi-Detached Home
- Inviting Bay Front Lounge
- Contemporary Kitchen/Diner
- Tastefully Decorated Throughout | NHBC Warranty
- Nearby Surgery | Café & Shops
- Three Bedrooms
- EPC rating B
- Freehold





Welcome to Woodland Lane, a charming three bedroom semi-detached gem nestled within a quiet cul de sac on the fringe of the sought-after Davidsons development, Ashby-de-la-Zouch. Ideal for families, this property boasts three cosy bedrooms and an impeccably designed bathroom featuring both a bath and a double shower cubicle, providing the perfect relaxation space.

The ground floor offers an inviting bay front lounge, perfect for cosy evenings in, and a contemporary kitchen/diner. Decked with elegant ivory cabinets and oak effect laminate worktops, the kitchen not only brims with modern style but also functionality. Generous dining space and added storage solutions make it a focal point for social gathering. A convenient two-piece cloakroom/W.C completes this floor.

The outdoor area is an idyllic retreat, offering a beautifully landscaped garden with an expanded patio and ample room for play and entertaining. Parking for two cars ensures convenience, while its proximity to the town centre positions you close to an array of amenities. Seize the opportunity to make this house your home—contact our Ashby team to arrange your viewing today!

Located in the historic market town of Ashby-de-la-Zouch, offers the perfect blend of rural charm and modern convenience. This vibrant town is renowned for its rich history, having grown significantly during the Middle Ages due to its thriving coal mining industry. Today, remnants of its past, such as the Ashby Castle and the picturesque Bath Grounds, contribute to the area's unique character and provide a fascinating backdrop for residents and visitors alike.

The property at Woodland Lane benefits from its prime location within walking distance to the town centre, where a variety of local shops and high street chains offer plentiful shopping options. Ashby-de-la-Zouch boasts an array of culinary delights, ranging from cosy cafes to exquisite restaurants, ensuring that all tastes are catered for. The bustling market, held every Thursday, further enhances the community spirit, offering fresh produce and artisan products.

For families, Ashby-de-la-Zouch is well-equipped with a wealth of educational opportunities. Various esteemed schools such as Ashby School and Ivanhoe College are within easy reach, ensuring quality education for children of all ages. Furthermore, numerous leisure facilities, including Hood Park Leisure Centre and the Ashby Hastings Cricket Club, cater to those seeking active pursuits, emphasising the town's dedication to health and wellbeing.

Transport links in and out of the town make Annsweil an ideal location for commuters. The A42 provides seamless access to major road networks, including the M1, making destinations such as Leicester, Birmingham, and Nottingham easily reachable. Public transport options are also available, with regular bus services connecting Ashby-de-la-Zouch to surrounding areas.

## ACCOMMODATION

ENTRANCE HALLWAY 1.35m x 1.33m (4'5" x 4'5")

LOUNGE 4.5m x 3.65m (14'10" x 12'0")

KITCHEN/DINER 4.63m x 3.38m (15'2" x 11'1")

CLOAKROOM/W.C. 1.5m x 0.96m (4'11" x 3'1")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.63m x 2.75m (15'2" x 9'0")

BEDROOM TWO 3.14m x 2.41m (10'4" x 7'11")

BEDROOM THREE 2.14m x 1.99m (7'0" x 6'6")

FOUR-PIECE BATHROOM 2.85m x 2.56m (9'5" x 8'5")

## COUNCIL TAX BAND:-

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

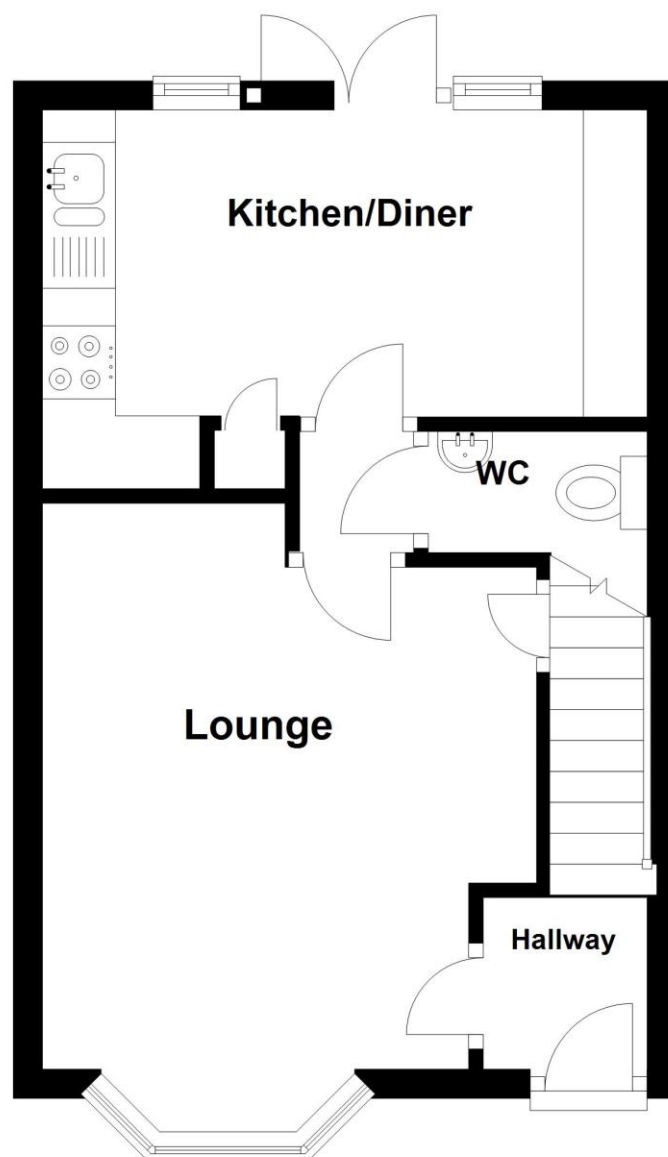
## HOW TO GET THERE:-

Postcode for sat navs: LE65 2RD

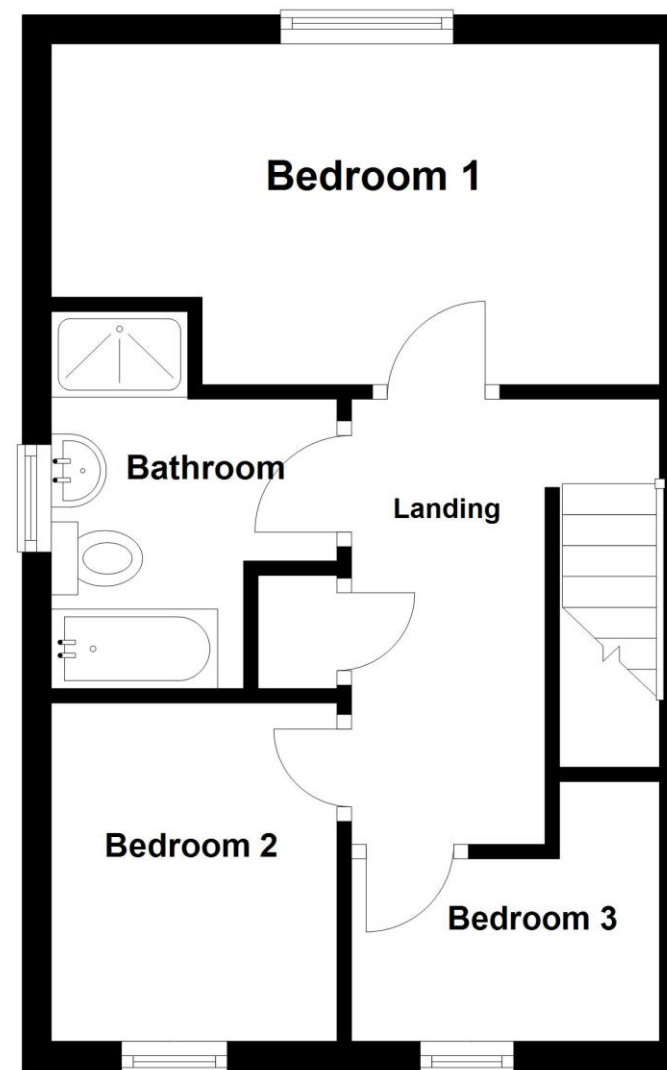
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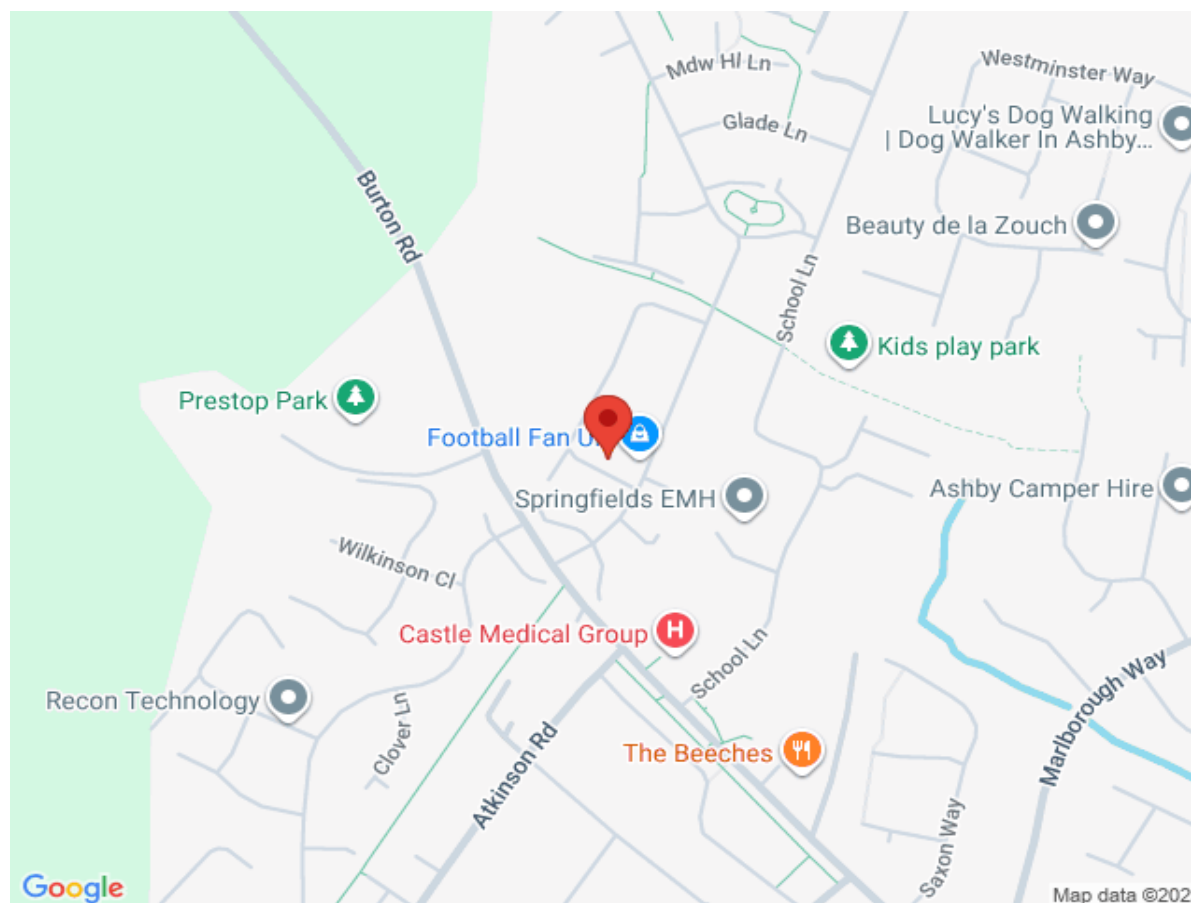
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## Ground Floor



## First Floor





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |