



Money Hill, Ashby



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£270,000

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## Key Features

- Extended Three-Bedroom Semi-Detached Home
- No Upward Chain
- Recently Refitted Kitchen and High-End Appliances
- 23ft Lounge + Breakfast Area
- Separate Dining/Garden Room
- Three Bedrooms + Fitted Wardrobes
- EPC rating U





Welcome to Money Hill, a charming semi-detached gem nestled in the desirable Ashby-de-la-Zouch. This extended three-bedroom home effortlessly blends contemporary elegance with functionality, offering a perfect sanctuary for families and professionals alike. Step into the heart of the home - a sleek, recently refitted kitchen boasting anthracite units and marble-effect worktops, equipped with top-of-the-line appliances including an induction hob and combo microwave oven.

The expansive L-shaped lounge extends into a delightful breakfast area, while a formal dining room/garden room overlooks a beautifully landscaped rear garden - your ideal retreat for family gatherings. Venture upstairs to discover three well-proportioned bedrooms with built-in wardrobes, complemented by a stylish, three-piece shower room.

Outdoors, a charming walled frontage with artificial grass enhances the home's curb appeal, while the rear garden offers a tranquil oasis complete with a generous patio. A spacious garage/workshop completes this homely abode. With no upward chain, Money Hill is ready for you to make your own. Don't miss out—contact our helpful team to arrange a viewing today!

Ashby-de-la-Zouch is a charming market town situated in the heart of the UK, known for its rich historical heritage and vibrant community. The town is surrounded by picturesque countryside, offering countless opportunities for outdoor activities such as walking and cycling around the National Forest. Ashby Castle, a 12th-century manor house and castle, is a prominent historical landmark and offers visitors a fascinating peek into the past. The town also hosts a number of local events and festivals throughout the year, adding to the lively community atmosphere.

The town centre, a mere stones' throw from Money Hill, boasts a blend of independent boutiques and high street retailers. Residents can enjoy a diverse selection of eateries, ranging from cosy cafes to fine dining establishments, providing something to satisfy all culinary preferences. Another key highlight of the area is its array of amenities, including excellent schools, recreational facilities, and a library, which perfectly suits the needs of families and professionals alike.

Ashby-de-la-Zouch is strategically positioned with excellent transport links, making it an ideal location for commuters. The nearby M42 motorway provides easy access to major cities such as Birmingham, Leicester, and Nottingham, making it a convenient base for those who travel regularly for work. Additionally, the nearby East Midlands Airport offers national and international flights, further adding to the area's connectivity.

For those who enjoy an active lifestyle, Ashby-de-la-Zouch has a wealth of sports clubs and wellness facilities to choose from. Ashby Leisure Centre and Lido, offering a swimming pool, gym and fitness classes, is a popular spot for keeping fit and active. The surrounding area is also home to various golf courses and equestrian centres, ensuring residents have ample opportunities to engage in their favourite pastimes.



## ACCOMMODATION

**MODERN KITCHEN** 3.52m x 2.8m (11'6" x 9'2")

**BREAKFAST AREA** 2.95m x 2.41m (9'8" x 7'11")

**23FT LOUNGE** 7.03m x 2.82m (23'1" x 9'4")

**SEPARATE DINING/GARDEN ROOM** 5.06m x 2.72m (16'7" x 8'11")

## FIRST FLOOR ACCOMMODATION

**BEDROOM ONE** 4.05m x 3.06m (13'4" x 10'0")

**BEDROOM TWO** 3.06m x 2.85m (10'0" x 9'5")

**BEDROOM THREE** 2.57m x 2.45m (8'5" x 8'0")

**REFITTED SHOWER ROOM** 2.42m x 1.66m (7'11" x 5'5")

**OVERSIZED SINGLE GARAGE** 5.92m x 3.34m (19'5" x 11'0")

## COUNCIL TAX BAND:-

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

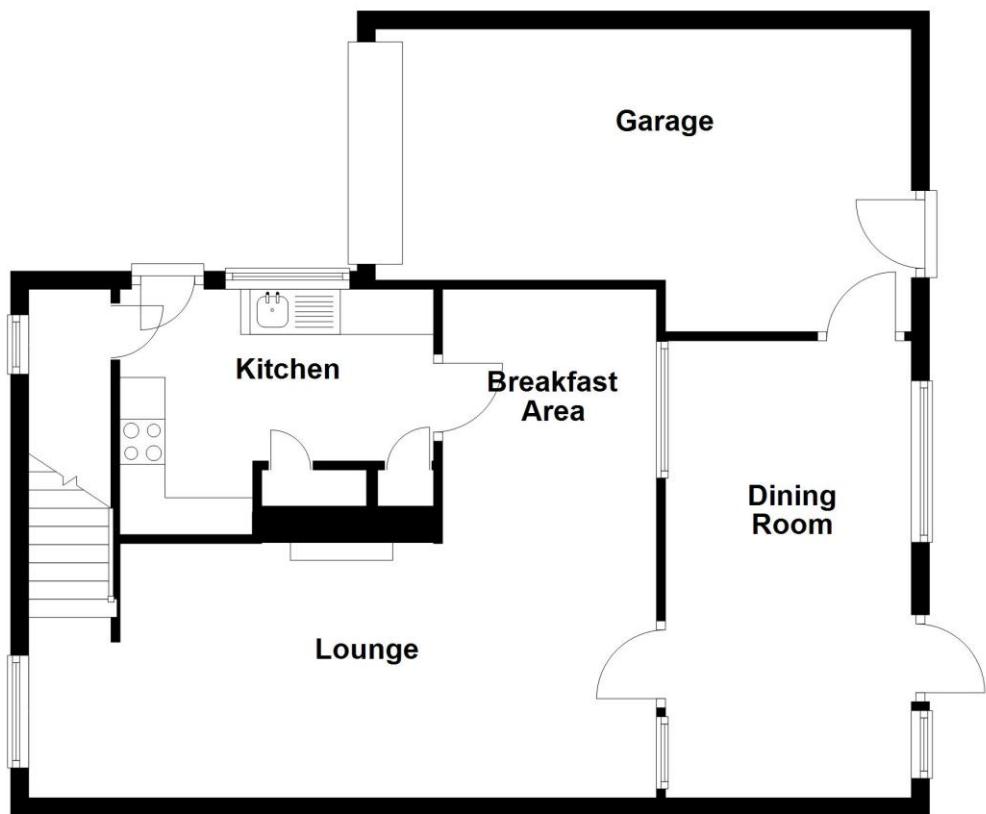
## HOW TO GET THERE:-

Postcode for sat navs: LE65 1JH

## 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

