



Ulleswater Crescent, Ashby-De-La-Zouch



3



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Freehold

£325,000



Key Features

- Three Bedroom Detached Family Home
- Ready to Move In | Fresh Decor and Carpets Throughout
- 19ft Lounge/Diner
- Shaker Style Kitchen + Appliances
- Cloakroom/W.C.
- Three Good Sized Bedrooms
- EPC rating U





Welcome to Ulleswater Crescent, an exceptional three-bedroom family home situated in the highly sought-after 'Lakes' development of Ashby-de-la-Zouch. This well-maintained property is the perfect blend of modern comfort and convenience, ideally located just a short stroll from the town centre and within fantastic school catchment areas.

Step inside to discover a home that's been completely redecorated with fresh carpets throughout. The generous lounge/diner spans over 19ft, boasting dual aspect windows and sliding doors that flood the space with natural light. The modern shaker-style kitchen features oak-effect worktops, a four-ring Neff electric hob, an AEG oven/grill, a Bosch dishwasher and an under-counter fridge—a true chef's delight.

Upstairs, find two spacious double bedrooms and a sizeable single bedroom, perfect for a growing family. The master bedroom includes an en-suite with modern tiled splashbacks and an enclosed shower cubicle. The immaculate family bathroom offers a panelled bath with a Mira shower, a pedestal-mounted hand wash basin and a low flush toilet.

Outside, enjoy off-road parking for two cars and gated access leading to the rear garden. The generous south-westerly facing garden is mainly laid to lawn, featuring fenced boundaries, a paved patio and a garden shed, all backed by lush woodland for added privacy.

Ashby-de-la-Zouch, a historic market town in North West Leicestershire, offers a compelling mix of charm and convenience, making it an ideal location for families and professionals alike. Its rich history is visible in the town's well-preserved architecture and ancient castle remains, offering a picturesque setting for your new home. Despite its storied past, Ashby-de-la-Zouch is far from being stuck in time; it boasts a range of modern amenities, including chic cafes, independent boutiques, and essential services, all within walking distance from Ulleswater Crescent.

For families prioritising education, Ashby-de-la-Zouch stands out with its selection of highly regarded schools. The property at Ulleswater Crescent falls within the catchment area of some of the town's best primary and secondary schools, ensuring your children have access to quality education close to home. This accessibility not only saves commuting time but also embeds you more deeply within the vibrant community.

Don't miss out on the opportunity to own this delightful family home in a prime location. Contact our helpful team today to arrange a viewing and make Ulleswater Crescent your new address!



ACCOMMODATION

ENTRANCE HALLWAY
1.17x0.86

CLOAKROOM
1.33x0.87

LOUNGE DINER
6.32x3.28 max

KITCHEN
3.09x2.35

LANDING
2.46x1.00

BEDROOM ONE
3.63x2.91

ENSUITE SHOWER ROOM
2.72x1.92 reducing 1.16

BEDROOM TWO
3.46x2.94

BEDROOM THREE
2.93 max x 2.64

BATHROOM
2.69 max x 1.84

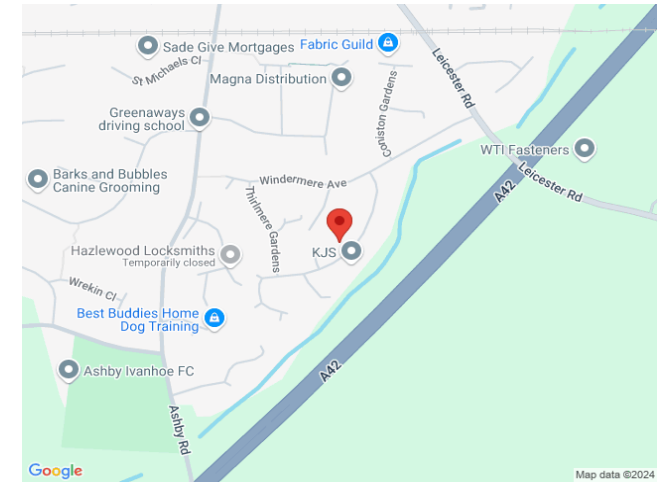
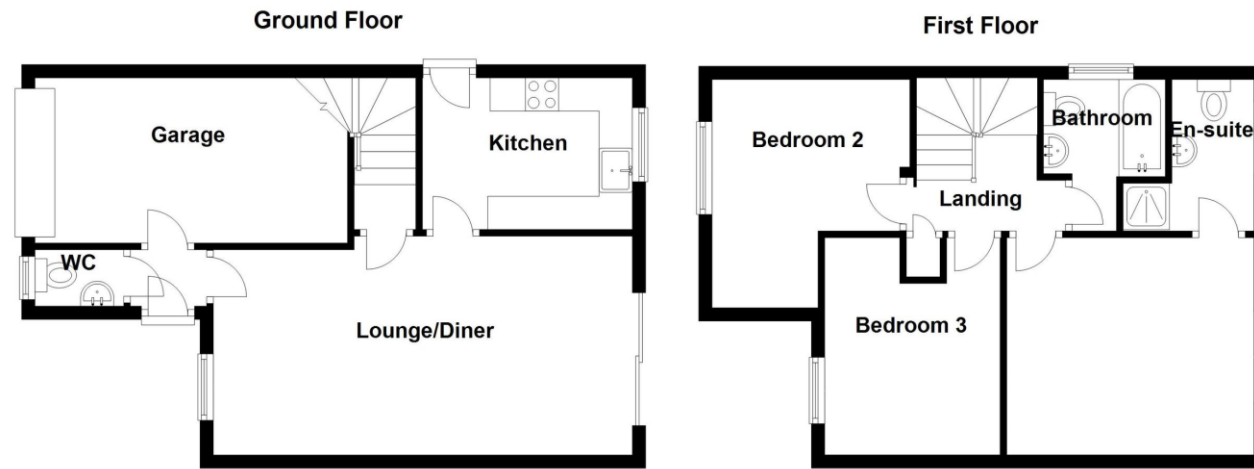
SINGLE GARAGE
4.71x2.50

COUNCIL TAX BAND:-
Postcode for sat navs: LE65 1FH

HOW TO GET THERE:-
The property is believed to be in council tax band: C

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.

Floorplan



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