

Winchester Way

Ashby-de-la-Zouch, LE65 2NR



Benefitting from early vacant possession offering excellent well-presented single storey living, this location is a popular one and the property lies with a collection of other similar bungalows.

£295,000



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Arranged around a central hallway you will find a breakfast kitchen on your right. Cabinets and counter tops wrap around three walls with a breakfast bar tucked beneath the front facing window.

There is a great sized open plan lounge/dining room with feature fireplace at the focal point, bow window to the front and plenty of room for a dining table.

Both bedrooms have the benefit of fitted wardrobes, the master is particularly well-appointed and generously proportioned and has the lovely benefit of French doors opening out onto a sunken private patio area.

Bedroom two similarly has wardrobes and doors opening into the adjoining uPVC double glazed conservatory which overlooks the gardens and leads you directly outside.

Last but not least is the well-appointed shower room with corner shower, WC and wash basin together with complementary tiling to the walls.

Outside

Set back behind a lawned fore garden flanked by a tarmac drive providing plentiful parking and access to the attached garage.

The rear gardens are laid principally to lawn with maturely planted borders enjoying a variety of flowers and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council /

Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/12072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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