

# Templar Road

Ashby-de-la-Zouch, LE65 2AD

John   
German





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Price range £290,000 - £295,000

**A fabulous three storey townhouse offering a versatile contemporary open plan living dining kitchen on the ground floor with a study and guest's cloakroom, three king size bedrooms span two floors alongside two bathrooms (en suite) plus a stunning first floor lounge with a stunning outlook over the large green space opposite and nature pond. Garage and parking to the rear.**

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This fantastic modern townhouse is set on a popular residential development on the edge of town offering fantastic commuting links. It has arguably one of the best green open spaces on offer within Ashby having lovely large walking areas, feature nature pond, a children's play area and public footpaths lead you out further afield.

The property enjoys the excellent benefit of sitting opposite this green area and on the ground floor you will find a reception hall with polished porcelain tiled floor running underfoot that continues into the living kitchen. A guest's cloakroom is on your right along with a useful laundry cupboard having space for a washer/dryer and extractor fan. Stairs lead to the first floor and on your left is a useful study for those that work from home which could potentially be used as a small single fourth bedroom if required.

The highlight on the ground floor is no doubt the open plan living dining kitchen which is a fantastic versatile family space ideal for entertaining. It comprises a well appointed modern fitted kitchen with a range of cream shaker style cabinets wrapping around three sides of the room with complementary timber effect roll top work surfaces incorporating an inset stainless steel sink with mixer tap. There is an integral six burner gas hob with stainless steel splashback and extractor hood above, an oven lies beneath and there is also an integral fridge freezer and dishwasher. The kitchen overlooks the living area having ample space for seating and dining along with a wide feature walk in bay window with tall glazed picture windows and central glazed double doors taking you out onto landscaped gardens beyond. It also has a fantastic sized storage cupboard.

Return to the hall and take the stairs to the first floor where you will find a superb large king sized full width bedroom with two rear facing windows overlooking the gardens below. This was originally planned by David Wilson to be the first floor living room but the current owners have cleverly decided to use the well proportioned room opposite which has two front facing windows overlooking the green nature space opposite. Also on this floor is a bathroom finished in white with panelled bath, glazed shower screen with shower above, pedestal wash hand basin and WC, with attractive tiling to the walls.

Set on the very top floor, leading off the landing you will find an excellent proportioned principal bedroom suite which runs full width of the property to the front and has fitted wardrobes running along one wall, two front facing windows enjoy those fantastic views and its own en suite shower room. Bedroom two on this floor is again a fantastic size, running full width and has the benefit again of fitted wardrobes along one wall.

Outside - Around to the rear of the property is a courtyard parking area where you will find a brick built single garage and designated driveway with parking space. A rear timber gate takes you into the gardens which have been landscaped with a paved patio area, artificial central lawn edged by raised timber planter beds.

**Notes:** There is a greenspace charge for maintenance of the communal areas, we understand to be approx. £291.60 per annum. There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:**                      **Parking:** Drive & garage                      **Electricity supply:** Mains

**Water supply:** Mains                      **Sewerage:** Mains                      **Heating:** Mains 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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14012025













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#### Agents' Notes

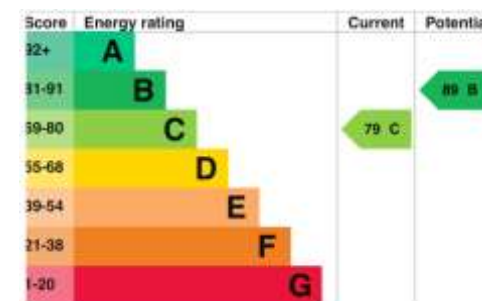
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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