Rouen Way Ashby-de-la-Zouch, LE65 2QX





John Gern 1189

An excellent modern three bedroom home featuring a spacious open plan living and dining area, stylish contemporary kitchen and a large rear conservatory that opens onto beautifully lawned and decked gardens. The property also benefits from ample off road parking and a single garage.

£250,000



Step inside to discover a welcoming entrance hallway with stairs leading to the first floor.

Glazed double doors opening into a well proportioned open plan lounge and dining room featuring stylish laminate flooring, a large uPVC double glazed window fills the space with natural light, while the dining area offers ample room for a family sized table.

Adjacent to the dining area is a sleek modern kitchen with striking monochrome design, white high gloss cabinets paired with black counter tops, complete with an inset sink and mixer tap. The kitchen is well equipped with a four ring gas hob, extractor hood and electric oven and integrated dishwasher, with space allocated for a washing machine.

At the rear, a uPVC double glazed conservatory provides a bright and airy space to relax offering lovely garden views and direct access to the patio deck.

Upstairs, the first floor features three good sized bedrooms and a family bathroom. The bathroom includes a P-shaped shower bath with a curved glazed screen and a rainfall shower over, along with a white gloss vanity cabinet housing an inset wash hand basin with WC to the side.

Outside, the property benefits from a lawned front garden with driveway to the side leading to a single garage. To the rear a timber decked patio provides a perfect spot for outdoor dining with steps leading down to lawned gardens below.

Agents note: There are covenants appertaining to this property, a copy of the land registry document is available to view on 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: Standard

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains Heating: Gas

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

Broadb and type: Fibre

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 B

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

Our Ref: JGA10022025

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Agents' Notes
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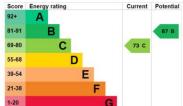
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