

# Dairy Lane

Ashby-de-la-Zouch, LE65 2AW



Stylish semi-detached home in Ashby de la Zouch, offered on a 50% shared ownership basis. Features a modern open-plan kitchen diner, spacious lounge, three bedrooms, master with ensuite and a sleek family bathroom. Private rear garden and driveway parking. Ideal for first-time buyers.

£137,500

50% Shared Ownership



John German

This recently built, well-presented semi detached home is offered to the market on a 50% shared ownership basis with Heylo Housing (criteria does apply).

**Ground Floor:** Step through the contemporary composite entrance door into the welcoming reception hallway where tiled flooring sets the tone for this modern home. The staircase leads to the first floor, while immediately to your right is the well-proportioned lounge, bathed in natural light from the front-facing window.

At the rear of the home, you'll find a full-length open-plan living kitchen dining area, overlooking the private garden through elegant French double doors. The beautifully equipped kitchen features a sleek range of grey base and wall-mounted cabinets, complemented by LED under-cupboard lighting and complimentary countertops. Cooking enthusiasts will appreciate the four-ring gas hob, electric oven beneath, and extractor hood above. The kitchen also boasts an integrated fridge freezer, dishwasher, and washing machine, ensuring convenience and functionality. There's ample space for a dining table, making this an ideal area for entertaining.

A modern guest cloakroom and a useful storage cupboard complete the ground floor.

**First Floor:** The spacious landing leads to three well-proportioned bedrooms. The highlight is undoubtedly the master bedroom suite featuring a stunning full-height picture window and its own private luxury en suite complete with a fully tiled shower cubicle, wash hand basin, WC, and tall ladder-style towel radiator.

The family bathroom is equally stylish, fitted with a modern white suite, including a bath with shower mixer tap and glazed screen, wash hand basin, WC and attractive wall tiling.

**Outside:** The rear garden provides a private and relaxing outdoor space, perfect for summer evenings. The home also benefits from driveway providing parking.

- Agents note:** Remainder of NHBC Warranty.
- Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- 50% shared ownership rent payable to Heylo Housing £435.51.
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:**
- Parking:** Allocated parking
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband 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 C
- Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)
- Our Ref:** JGA/18022025

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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