

Eton Close

Ashby-de-la-Zouch, LE65 2SY

John
German



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£210,000

This modern two-bedroom home is offered for sale with no upward chain and comes complete with a side driveway and carport. Tucked away in a cul-de-sac setting, it's the perfect choice for first-time buyers, downsizers, or investors.

Set in a quiet cul-de-sac and offered for sale with no upward chain, this modern two-bedroom home comes with a driveway, carport, and a generous rear garden. There is a shaker-style kitchen, full-width lounge, two good bedrooms, and a family bathroom, making it an ideal choice for first-time buyers, downsizers, or investors.

Step inside and you're welcomed by a bright entrance hallway, with the breakfast kitchen set to your right. The kitchen is fitted with stylish shaker-style cabinets that wrap neatly around the room, along with an integrated oven, hob, and extractor fan. There's space for a fridge freezer and washing machine, plus plenty of room for a dining table - ideal for casual family meals. To the rear, the lounge spans the full width of the property and opens directly out to the garden, making it a great space for relaxing or entertaining. Upstairs you'll find two well-proportioned bedrooms and a family bathroom fitted with a white suite, including a bath with shower over, WC, and pedestal wash hand basin. The principal bedroom stretches across the full width of the house and enjoys lovely views over the garden.

Outside, the property sits in a quiet cul-de-sac with a front garden, side driveway, and carport. The rear garden is a fantastic size, offering excellent privacy and laid mainly to lawn with a patio area - a perfect spot for summer barbecues or simply unwinding outdoors.

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

Property construction: Standard. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Electric

There is an electrically wired-in smoke alarm.

(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 B

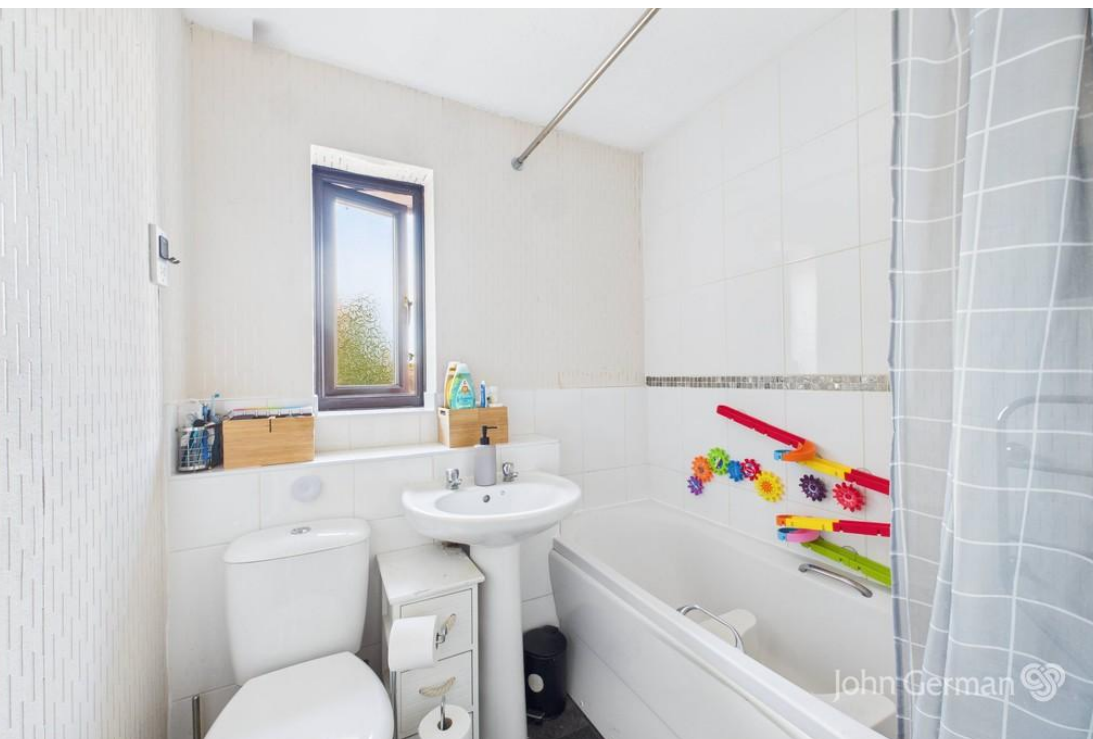
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09092025

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Ground Floor



Floor 1

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Approximate total area[®]

585 ft²
54.3 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

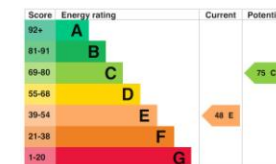
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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