Knights Close Ashby-de-la-Zouch, LE65 2JQ







A well-presented and well-proportioned detached bungalow offering versatile single storey living in a peaceful yet highly convenient location. The property provides lounge/dining room, conservatory, fitted kitchen, shower room, three bedrooms, attractive private gardens with a westerly aspect, and ample parking with a garage and utility room — perfect for those seeking an easy-to-maintain home with scope to personalise.

£295,000



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This well-proportioned bungalow offers comfortable single-storey living with plenty of opportunity to personalise. Set in a quiet yet convenient location within walking distance of Castle Medical Surgery, the Olive Branch Café, the Co-op supermarket and The Beeches pub, the property combines practicality with ease of access to local amenities.

An extensive block-paved driveway provides off-road parking for several vehicles, with ornamental metal gates opening to further parking and a single garage beyond. The entrance porch, fitted with UPVC double-glazed double doors, leads into a central reception hallway with wood effect flooring and access to all principal rooms. To the rear, a bright open-plan lounge and dining area features ceiling coving, a feature fireplace with marble effect hearth and living flame gas fire, and French doors opening into a well-proportioned conservatory which enjoys lovely views over the garden.

The kitchen is fitted with a range of high-gloss wall and base cabinets complemented by marble-effect worktops, an inset sink with mixer tap, integrated electric hob and oven, and a fridge-freezer.

There are three bedrooms, two doubles and an excellent single and a modern family bathroom finished in white, with a quadrant shower enclosure and electric shower, a run of vanity units providing valuable storage, with inset basin and wc and full-height tiling to the walls.

Outside, the private westerly -facing gardens wrap around the property, offering a great degree of privacy with mature trees, planted borders, a paved patio terrace, and a greenhouse area to the side. The single garage benefits from lighting, power points and a UPVC glazed personal door to the rear garden, while behind the garage a useful external utility room provides plumbing for a washing machine and additional storage.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title 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: 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

Our Ref: JGA/30102025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













John German 🧐





Agents' Notes

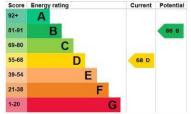
Agents' Notes
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