

Ashmount Close

Loughborough, LE11 2BJ

John 
German





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£310,000



A very stylish and attractively presented modern home with a gorgeous landscaped garden ideal for relaxing and entertaining.

A canopy porch to the front has a double glazed entrance door opening into a pleasant reception hall which has quality laminate flooring and a turn staircase off with balustrade and useful fitted store cupboard below. Off the hallway is a fitted cloakroom/WC.

Running from front to rear there is a spacious lounge which has a wonderful timber panelled area together with a bay window to the front and French doors opening out to the lovely landscaped garden.

On the other side of the hall is a well fitted and spacious kitchen diner having a range of contemporary base and wall units surmounted by attractive worktops incorporating a stainless steel one and a half bowl sink and mixer tap. Integrated appliances include an inset gas hob with splash back and extractor hood over, matching built under fan oven, dishwasher and fridge freezer plus additional appliance space with plumbing for an automatic washing machine. Quality laminate flooring runs underfoot and there is a very useful walk in store cupboard which also houses the gas fired boiler. From the dining area, French doors open out to the garden.

The first floor landing has a balustrade and access to the loft. The master bedroom has a laminate floor and a feature timber panelled wall which conceals built in wardrobes and a door leading into the en suite shower room. (This is soon to be a fully bespoke professionally fitted unit, in early June 2024).

Off the landing are two further good sized bedrooms served by an attractive bathroom which features a bath in full height tiled surrounds with mains shower fitment over and glazed screen, pedestal wash hand basin, WC, chrome heated towel rail and laminate flooring.

At the front of the property is an attractive foregarden with low hedging and varied planting. The driveway leads to the side and provides ample space for two cars tandem style alongside a useful timber garden shed. In addition there is also an electric car charger. A gate gives access to the beautifully landscaped rear garden which features a patio area, raised borders with sleeper retainers, gravel feature, wonderful planting and furthermore a second timber shed tucked away out of sight. Outside tap and feature lighting. The garden is a wonderful highlight of the property and a great place to relax or entertain with friends.

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

Property construction: Brick **Parking:** Drive **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: Charnwood Borough Council / Tax Band C

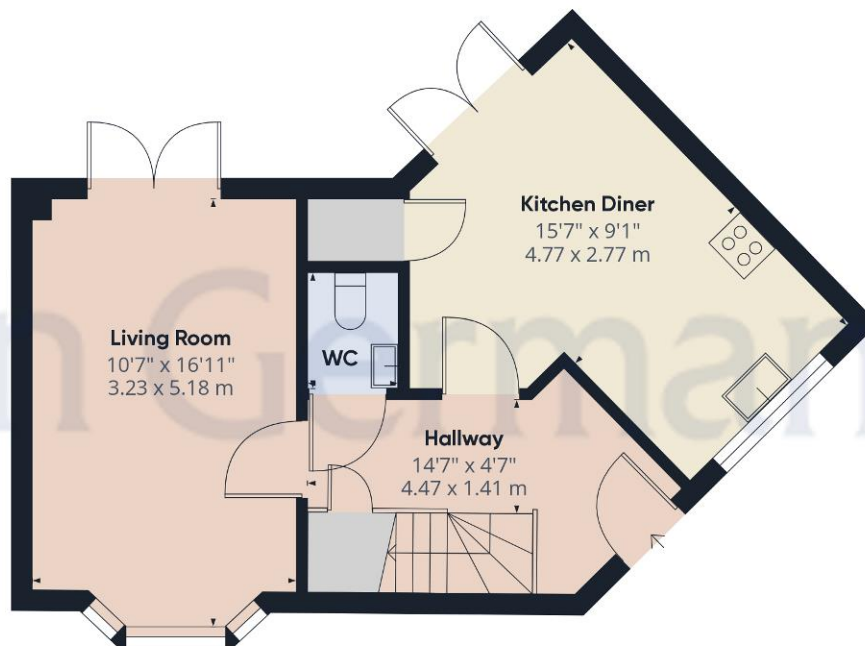
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22052024

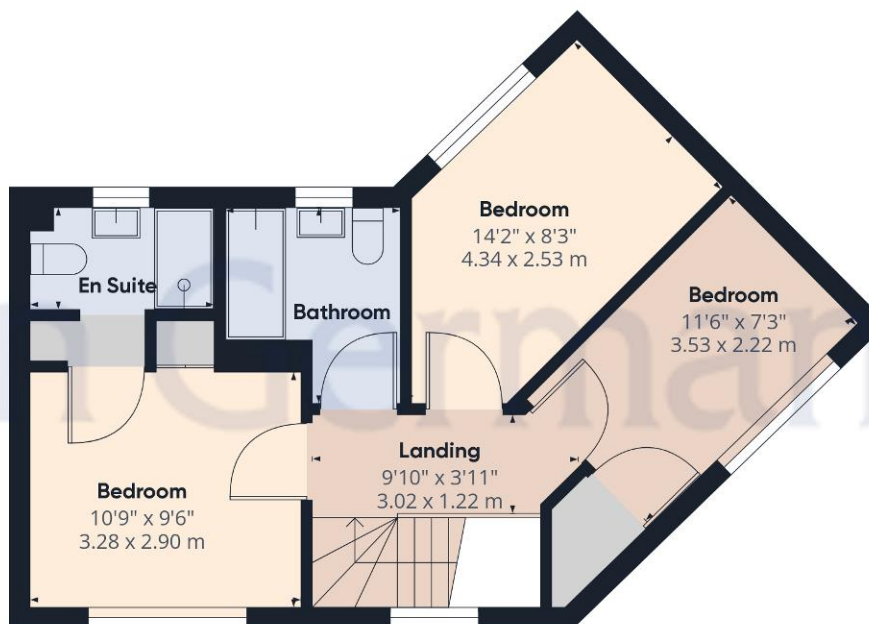
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

913.35 ft²

84.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		95 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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