



Abbey Drive, Ashby-De-La-Zouch



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3

£250,000



Key Features

- Deceptively Spacious Three-Bedroom Semi-Detached
- Approved Extension Plans for Added Future Potential
- Lounge + Separate Dining Room
- 19ft Kitchen
- Good Sized Conservatory
- Boiler Room | W.C. | Handy Store Room
- EPC rating U
- Freehold





Welcome to Abbey Drive, a delightful three-bedroom semi-detached family home in the heart of Ashby-de-la-Zouch. Perfect for first-time buyers, this inviting property offers generous living spaces with a touch of modern elegance, with a 7Kw electric car charger and the boiler replaced in 2021. Step into the warm lounge featuring beech finished laminate flooring, perfect for cosy evenings. The separate dining area provides ample space for entertaining, leading to a 19ft long kitchen equipped with sleek cabinets and contrasting worktops to inspire your inner chef.

The property boasts a sun-drenched conservatory overlooking the lush garden, ideal for relaxation year-round. Upstairs, three spacious bedrooms await alongside a chic, recently refitted bathroom. Outside, enjoy extensive garden space and secure off-road parking for up to four cars, enclosed by fenced boundaries for added privacy.

Approved plans for an extension add future potential, envisioning a modern open-plan living kitchen, utility room, and additional bedroom. Experience charming living with room to grow at Abbey Drive. Call our Ashby team to arrange your viewing today!

Ashby-de-la-Zouch is a charming market town steeped in history, located in the heart of Leicestershire. The town offers a perfect blend of historical landmarks and modern amenities, making it an ideal place for both families and professionals. Notably, the Ashby de la Zouch Castle, a heritage site dating back to the 12th century, is a prominent feature of the town, providing a glimpse into the area's rich past. Beyond its historical attractions, the town offers a variety of shops, boutiques, and eateries, ensuring residents have easy access to daily necessities and leisure activities.

The area is well-connected with excellent transport links, making commuting a breeze. It is served by the nearby East Midlands Airport, and the M42 motorway offers access to major cities such as Birmingham and Nottingham. Moreover, public transport within Ashby-de-la-Zouch is reliable, with frequent bus services connecting to surrounding towns and cities. This accessibility makes the location ideal for those looking to enjoy a blend of tranquil living and cosmopolitan convenience.

For families, Ashby-de-la-Zouch boasts a selection of highly regarded schools, both primary and secondary, providing quality education options within close proximity. Community life here is vibrant, with numerous clubs, societies, and local events fostering a strong sense of belonging among residents. The town is surrounded by beautiful countryside, offering plenty of opportunities for outdoor activities such as walking, cycling, and exploring the scenic landscapes.

The local economy is thriving, supported by a mix of independent businesses and larger enterprises, providing diverse employment opportunities. Furthermore, the town's weekly market, held in the historic Market Street, contributes to a lively atmosphere and offers a showcase of local produce and artisan crafts. Ashby-de-la-Zouch's dynamic yet community-oriented lifestyle makes it an attractive choice for first-time buyers looking for a welcoming place to call home.

ACCOMMODATION

ENTRANCE HALLWAY 2.14m x 1.36m (7'0" x 4'6")

LOUNGE 4.4m x 3.32m (14'5" x 10'11")

SEAPRATE DINING ROOM 3.5m x 2.86m (11'6" x 9'5")

KITCHEN 5.78m x 1.78m (19'0" x 5'10")

CONSERVATORY 3.66m x 3.14m (12'0" x 10'4")

INNER HALLWAY 2.75m x 1.02m (9'0" x 3'4")

BOILER ROOM 1.81m x 0.91m (5'11" x 3'0")

W.C 1.81m x 0.91m (5'11" x 3'0")

STORE ROOM 3.07m x 1.83m (10'1" x 6'0")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.74m x 3.54m (12'4" x 11'7")

BEDROOM TWO 3.51m x 3.1m (11'6" x 10'2")

BEDROOM THREE 2.9m x 2.5m (9'6" x 8'2")

REFITTED BATHROOM 1.86m x 1.75m (6'1" x 5'8")

COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

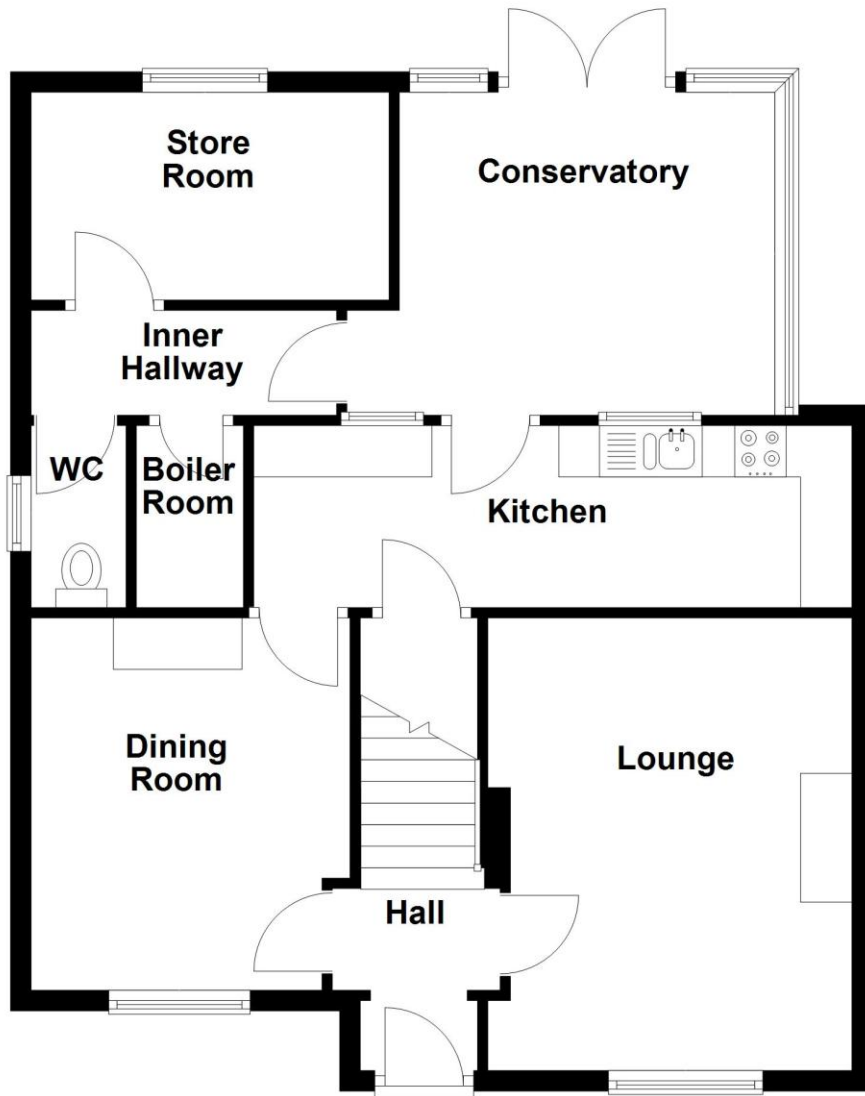
HOW TO GET THERE:-

Postcode for sat navs: LE65 2LD

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor



First Floor

