



Beaumont Avenue, Ashby-De-La-Zouch



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£345,000

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Key Features

- Charming Newly Decorated Detached Family Home
- Located Near the Ofsted Outstanding Hilltop Primary School
- Short Walk to the Town Centre
- Chic Kitchen with Oak Worktops
- Spacious 22ft Lounge/Diner
- Three Double Bedrooms and a Potential Fourth
- EPC rating D
- Freehold





Welcome to Beaumont Avenue, a beautifully presented three/four-bedroom detached family home, this freshly decorated home is nestled in the heart of Ashby-de-la-Zouch. With its prime location, this property offers the perfect blend of tranquility and convenience, a stone's throw from the Ofsted Outstanding Hilltop Primary School, and a short, picturesque walk from the heart of town.

Step inside to find a welcoming entrance hall leading to a sophisticated kitchen, complete with solid oak worktops, a twin Belfast sink, and ample space for all your culinary needs. The expansive 22ft lounge/diner is a true highlight, featuring a charming log-burning stove and patio doors that open out to a southerly-facing garden, perfect for entertaining or simply enjoying a quiet afternoon. Flexible living space is provided with an additional reception room that can serve as a family room or ground floor bedroom.

Upstairs, three spacious double bedrooms and a sleek modern shower room offer comfort and style.

Externally, the property boasts a garage store and a landscaped driveway with ample parking for three cars. The rear garden, with its shed and lush greenery, offers a serene outlook over the adjacent playing field.

With no upward chain, this home is ready and waiting for you to move in and make it your own. With recent improvements ensuring peace of mind with new double glazing, plush carpets and fresh decoration. Viewing is highly recommended to fully appreciate all that this wonderful property has to offer. Contact our team today to arrange your private viewing.

Ashby-de-la-Zouch is a historic market town in the heart of Leicestershire, offering a blend of rich heritage and modern amenities, making it an ideal setting for families. The town is renowned for its charming streetscapes and the picturesque ruins of Ashby Castle, a highlight for both residents and visitors. This vibrant town hosts regular markets and offers a range of independent shops and boutiques, alongside well-known high street stores, providing a perfect balance of old-world charm and contemporary living.

Education is a strong suit for the area, with the highly-regarded Hilltop Primary School, rated 'Outstanding' by Ofsted, just moments away from the property. This proximity makes school runs short and stress-free, adding convenience for families with young children. The school is known for its exceptional educational standards and active community involvement, ensuring students receive the best start to their educational journey.

The town of Ashby-de-la-Zouch offers excellent recreational opportunities, with an abundance of green spaces and parks perfect for leisurely walks or family picnics. Nearby, the National Forest provides a stunning backdrop with trails for walking and cycling, catering to outdoor enthusiasts. For those who prefer indoor activities, a local leisure centre and swimming pool, along with various sports clubs, offer something for everyone to enjoy.

Transport links are another advantage of this location. Ashby-de-la-Zouch is conveniently connected to major road networks, including the A42, providing easy access to larger cities such as Leicester, Birmingham, and Nottingham. Public transport options are also readily available, with regular bus services facilitating travel within and beyond the town.



ACCOMMODATION

ENTRANCE HALLWAY

CLOAKROOM/W.C.

MODERN KITCHEN 3.44m x 3.33m (11'4" x 10'11")

22FT LOUNGE/DINER 6.87m x 4.25m (22'6" x 13'11")

FAMILY ROOM/BEDROOM FOUR 3.33m x 2.58m (10'11" x 8'6")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.03m x 3.4m (13'2" x 11'2")

BEDROOM TWO 3.28m x 3.07m (10'10" x 10'1")

BEDROOM THREE 3.51m x 2.56m (11'6" x 8'5")

SHOWER ROOM

GARAGE STORE 2.75m x 1.36m (9'0" x 4'6")

COUNCIL TAX BAND:-

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

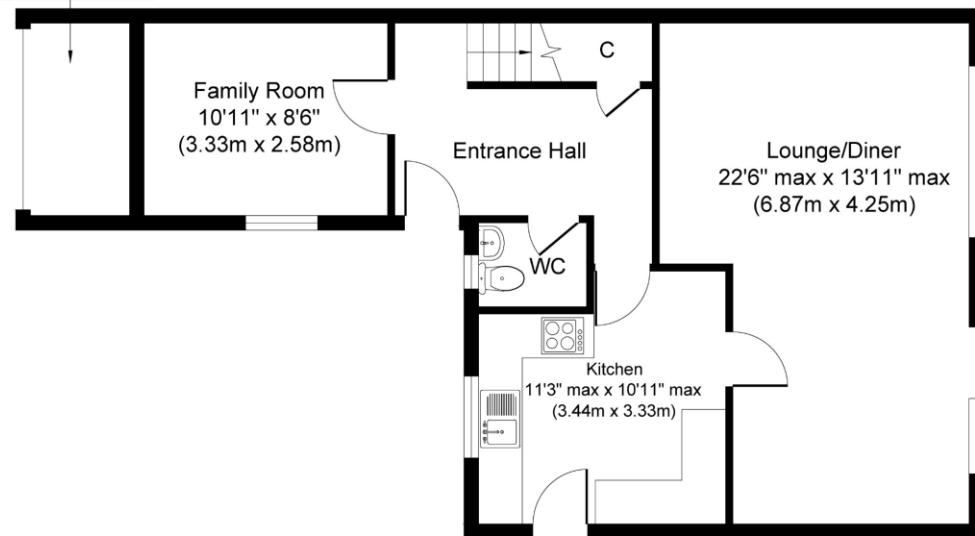
HOW TO GET THERE:-

Postcode for sat navs: LE65 2NF

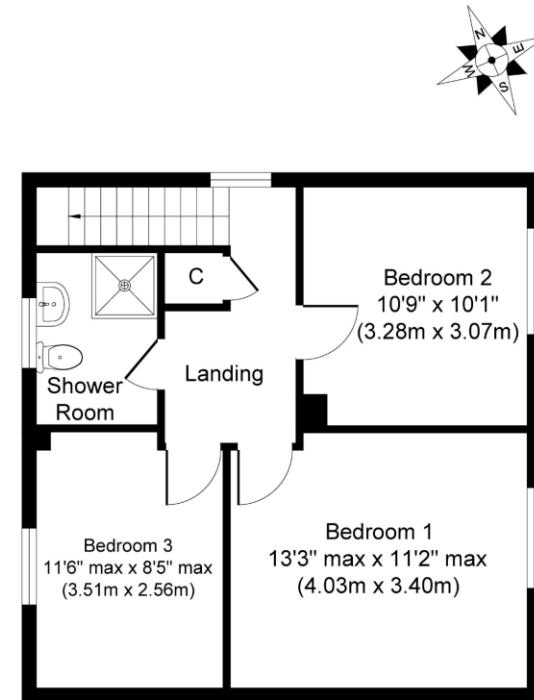
PLEASE NOTE:-

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.

Store
9'0" x 4'6"
(2.75m x 1.36m)



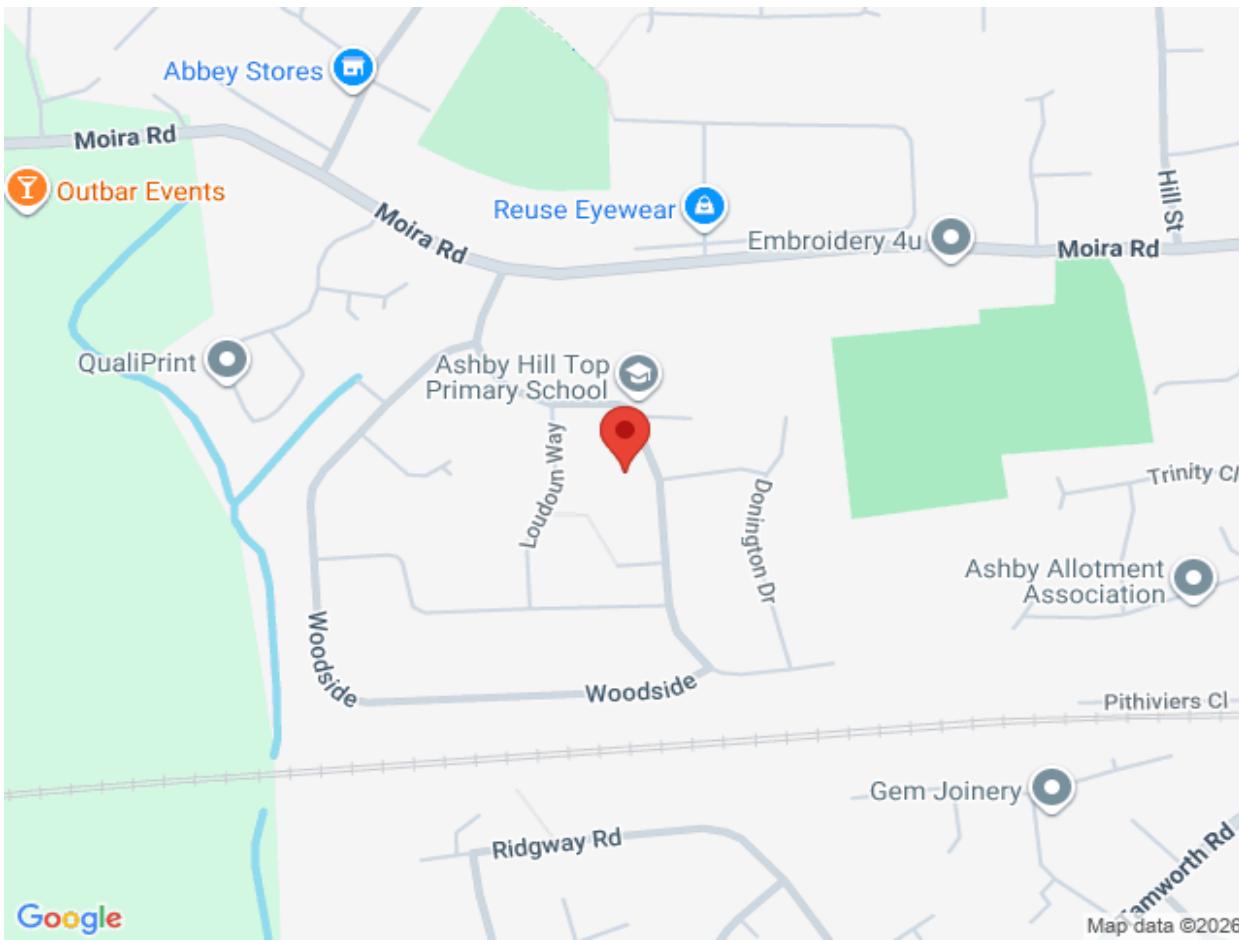
Ground Floor
Approximate Floor Area
672 sq. ft
(62.47 sq. m)



First Floor
Approximate Floor Area
498 sq. ft
(46.23 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

 **NEWTONFALLOWELL**

01530 414666

ashby@newtonfallowell.co.uk