



Locksley Close, Ashby-De-La-Zouch



4



1



2

£295,000



## Key Features

- Four-Bedroom Detached Family Home
- Offered with No Upward Chain
- End of a Quiet Cul-De-Sac near Ashby's Market Town
- Dual Aspect 17ft Lounge
- Spacious Kitchen/Diner
- Four Bedrooms
- EPC rating U
- Freehold





Welcome to Locksley Close, a delightful four-bedroom detached family home nestled at the head of a serene cul-de-sac in charming Ashby-de-la-Zouch. Just a leisurely stroll from the bustling market town, this residence combines peace with convenience, ideal for modern family living.

Step inside to discover generous living spaces, featuring a cosy dual-aspect lounge perfect for relaxation. The heart of the home is the spacious kitchen/diner, boasting dark wood cabinets, offering space and plumbing for your appliances along with ample entertaining space perfect for culinary adventures and family gatherings. A entrance hallway and a convenient two-piece cloakroom/W.C complete the ground floor.

Upstairs, you'll find two double bedrooms, two sizable singles, and a contemporary refitted shower room. Each room is thoughtfully designed to maximize space and natural light.

Outside, unwind in a beautifully landscaped garden with a lush lawn and charming patio—ideal for entertaining. Enjoy the convenience of a single garage, off-road parking, and additional lawn area. With no upward chain, this gem is realistically priced and ready to welcome you home. Call our team today to schedule your viewing!



Nestled in the heart of North West Leicestershire, the charming town of Ashby-de-la-Zouch offers a delightful blend of historical heritage and modern conveniences. The local Ashby Castle, a testament to the area's rich history, provides an enchanting backdrop for leisurely weekend strolls. Just a few minutes' walk from Locksley Close, the town's bustling market is a hub for fresh local produce and unique artisan goods, adding to the small-town charm that makes Ashby-de-la-Zouch such a desirable place to live.

The community spirit in Ashby-de-la-Zouch is vibrant and welcoming. Numerous events throughout the year, such as the Ashby Statutes Fair and various cultural festivals, ensure there's always something to look forward to. For families, the town offers a selection of well-regarded schools, both primary and secondary, making it an appealing choice for educational opportunities.

The surrounding countryside is an exceptional feature, with the National Forest right on the doorstep. It's a perfect setting for those who enjoy outdoor activities. Whether it's cycling, hiking, or simply enjoying a peaceful picnic, the natural beauty of the area provides an array of recreational options for all ages. This proximity to nature is complemented by convenient access to major road networks, including the A42 and M1, making commuting a breeze.

Ashby-de-la-Zouch also boasts an impressive variety of dining and leisure options. From independent cafes and cosy pubs to fine dining restaurants, there's something to suit every palate. The town's excellent sports facilities, including golf clubs and a well-equipped leisure centre, cater to those pursuing an active lifestyle, offering a plethora of ways to stay fit and engaged.



## ACCOMMODATION

ENCLOSED PORCH 1.23m x 0.55m (4'0" x 1'10")

ENTRANCE HALLWAY 2.59m x 2.22m (8'6" x 7'4")

CLOAKROOM/W.C. 2.5m x 0.87m (8'2" x 2'11")

LOUNGE 5.4m x 3.58m (17'8" x 11'8")

KITCHEN/DINER 4.95m x 2.6m (16'2" x 8'6")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.59m x 2.77m (11'10" x 9'1")

BEDROOM TWO 3.91m x 2.52m (12'10" x 8'4")

BEDROOM THREE 2.97m x 2.52m (9'8" x 8'4")

BEDROOM FOUR 2.77m x 2.47m (9'1" x 8'1")

SHOWER ROOM 1.89m x 1.62m (6'2" x 5'4")

SINGLE GARAGE 4.81m x 2.74m (15'10" x 9'0")

## COUNCIL TAX BAND:-

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

## HOW TO GET THERE:-

Postcode for sat navs: LE65 2JP

## 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**



