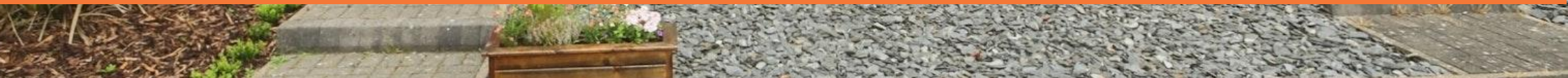




Abney Court, Ashby

 2  1  1



£235,000



### Key Features

- Modern Two-Bedroom Terrace Home
- Built by David Wilson Homes in Hastings Park
- Elegant Kitchen + Fully Integrated Appliances
- Spacious Lounge/Diner
- Two Double Bedrooms + Storage
- Two Allocated Parking Spaces
- EPC rating B
- Freehold





Welcome to Abney Court, a charming two-bedroom terrace home nestled in the desirable Hastings Park, Ashby-de-la-Zouch. Crafted by the renowned David Wilson Homes, this property perfectly blends modern style with comfort.

As you step inside, be greeted by a kitchen equipped with elegant white cabinets, complemented by walnut style laminate worktops and under-cabinet lighting. Integrated appliances make daily tasks a breeze, all set against striking Amtico flooring. Towards the rear, the expansive lounge/diner, bathed in natural light from French doors, invites you to unwind or entertain, leading you seamlessly to the beautifully landscaped, westerly-facing garden.

Upstairs, discover two spacious double bedrooms with ample storage solutions. The modern bathroom offers a soothing bath with shower. Outside, a striking garden with a shaped lawn, vibrant flowers, and private gated access awaits, leading to two allocated parking spaces.

Envision yourself in this stunning haven, perfectly suited for first-time buyers or those wishing to downsize. Don't miss the chance to call this delightful property your home. For viewings, contact our team today.

Ashby-de-la-Zouch is a historic market town situated in the heart of England, offering a quaint yet vibrant community lifestyle. Known for its rich heritage, the town features the impressive Ashby Castle, a prominent landmark that offers a glimpse into the area's medieval past while providing a beautiful setting for leisurely walks and family picnics. The town centre itself is filled with a variety of independent shops, cafes, and restaurants, combining traditional charm with modern convenience.

Hastings Park, the location of Abney Court, is one of the more sought-after residential areas within Ashby-de-la-Zouch. This well-planned development offers a peaceful setting with easy access to local amenities. Residents enjoy the convenience of nearby schools, health services, and a well-connected public transport system, making it easy to commute to nearby cities such as Leicester, Derby, and Nottingham. Additionally, the area is home to several parks and green spaces, perfect for those who value outdoor activities and nature.

The local community is active and welcoming, hosting various events throughout the year such as the annual Ashby Statutes fair and the Ashby Arts Festival. These events not only bring the residents together but also attract visitors from surrounding regions, adding vibrant social opportunities and cultural diversity to the town. For those looking to integrate into a friendly and dynamic neighbourhood, Ashby-de-la-Zouch offers an inviting atmosphere.

Education in Ashby-de-la-Zouch is well-regarded, with a selection of primary and secondary schools that cater to a range of educational needs. The area also benefits from good OFSTED-rated schools, providing assurance of quality education for families planning to make this their home. Conveniently, the location allows for easy access to nearby colleges and universities, further expanding educational prospects.

## ACCOMMODATION

ENTRANCE HALLWAY 2.98m x 1.05m (9'10" x 3'5")

CLOAKROOM/W.C. 1.84m x 0.83m (6'0" x 2'8")

KITCHEN 2.97m x 2.02m (9'8" x 6'7")

GOOD SIZED LOUNGE/DINER 4.33m x 4.12m (14'2" x 13'6")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.11m x 2.62m (13'6" x 8'7")

BEDROOM TWO 3.17m x 2.59m (10'5" x 8'6")

BATHROOM 1.98m x 1.69m (6'6" x 5'6")

## COUNCIL TAX BAND:-

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

## SERVICE CHARGE:-

Annual service charge:- £224.42

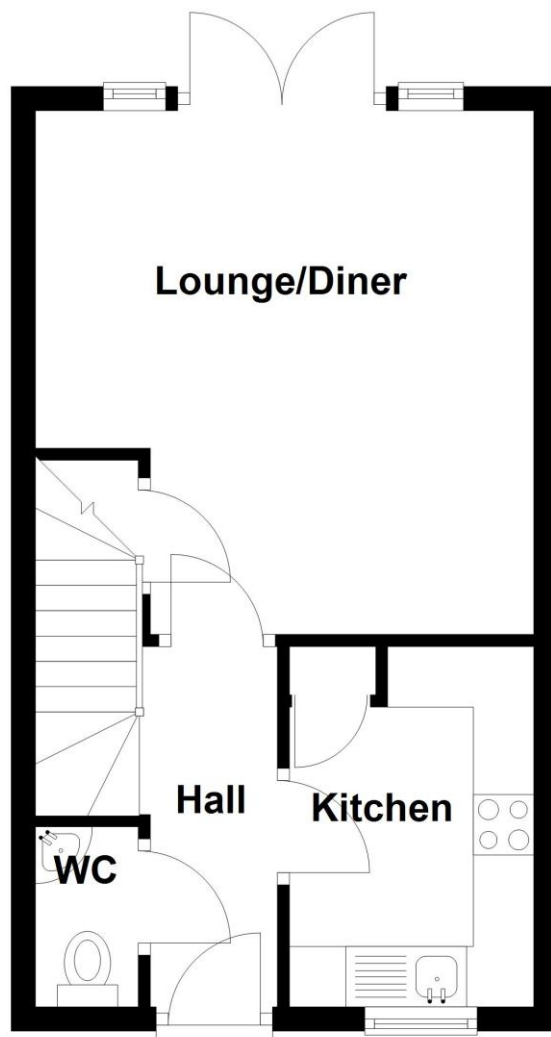
## HOW TO GET THERE:-

Postcode for sat navs: LE65 1FZ

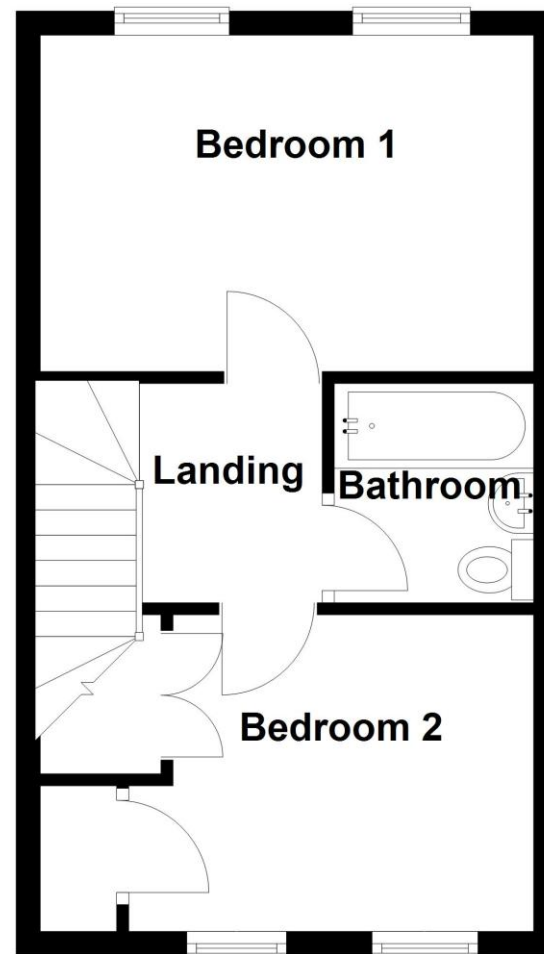
## PLEASE NOTE:-

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





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

