



Glade Lane, Ashby-De-La-Zouch



3



2



1

£300,000



Key Features

- Elegant Three Bedroomed Semi-Detached Family Home
- Popular Development - Davidsons Homes
- Stylish Kitchen / Diner
- Spacious Lounge
- Cloakroom/W.C.
- Luxurious Master Suite with En-suite on the Top Floor
- EPC rating B
- Freehold





Ashby-de-la-Zouch, a charming market town located within the National Forest in northwest Leicestershire, offers residents a unique blend of historical charm and modern convenience. Its streets feature a delightful array of independent shops, cafes, and restaurants, making the town centre a bustling hub of activity. The area is renowned for its distinctive medieval castle ruins, providing a perfect spot for family outings and leisurely explorations of local history. The presence of lush green parks and recreational areas ensures that residents can enjoy outdoor activities throughout the year.

For families considering a move to Ashby-de-la-Zouch, the educational facilities are a notable advantage, with a range of reputable schools catering to all age groups. The nearby Ashby Hastings primary and secondary schools have excellent reputations, making the area particularly appealing for families with children. Proximity to educational facilities, such as Ashby School not only offers convenience but also underpins the community's family-friendly nature.

Healthcare is easily accessible, with several quality medical facilities nearby, including a well-regarded GP surgery located conveniently close to Glade Lane. This factor is an essential consideration for families and individuals prioritising their health needs. The town also benefits from a number of community health initiatives, adding an extra layer of support and convenience for residents.

Ashby-de-la-Zouch is strategically located for easy commuting, with excellent road links to nearby cities such as Leicester, Derby, and Nottingham. The M42 motorway provides rapid access to the M1, making work commutes or weekend getaways an easy prospect. Public transport options are equally robust, with a regular bus service connecting residents to surrounding areas, enhancing connectivity for those without private transport.

Shopping and dining are also well catered to, with a variety of supermarkets within easy reach, including a large Tesco Extra, which is conveniently located for weekly grocery needs. In addition to mainstream shopping, the town's high street offers a more unique retail experience, with a mix of boutique shops and local vendors. Dining options range from cosy pubs to fine dining establishments, offering residents and visitors a taste of local cuisine and international flavours.

ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE 4.92m x 3.65m (16'1" x 12'0")

KITCHEN/DINER 4.71m x 4.66m (15'6" x 15'4")

CLOAKROOM/W.C. 1.49m x 0.95m (4'11" x 3'1")

FIRST FLOOR ACCOMMODATION

BEDROOM TWO 4.66m x 2.75m (15'4" x 9'0")

BEDROOM THREE 3.62m x 2.56m (11'11" x 8'5")

JACK & JILL BATHROOM 2.98m x 2.56m (9'10" x 8'5")

SECOND FLOOR ACCOMMODATION

MASTER BEDROOM 4.87m x 3.64m (16'0" x 11'11")

EN-SUITE SHOWER ROOM 2.29m x 2.16m (7'6" x 7'1")

DETACHED SINGLE GARAGE

HOME OFFICE

COUNCIL TAX BAND:-

Believed to be council tax band:- D

SERVICE CHARGE:-

Approximately £200.00 per year

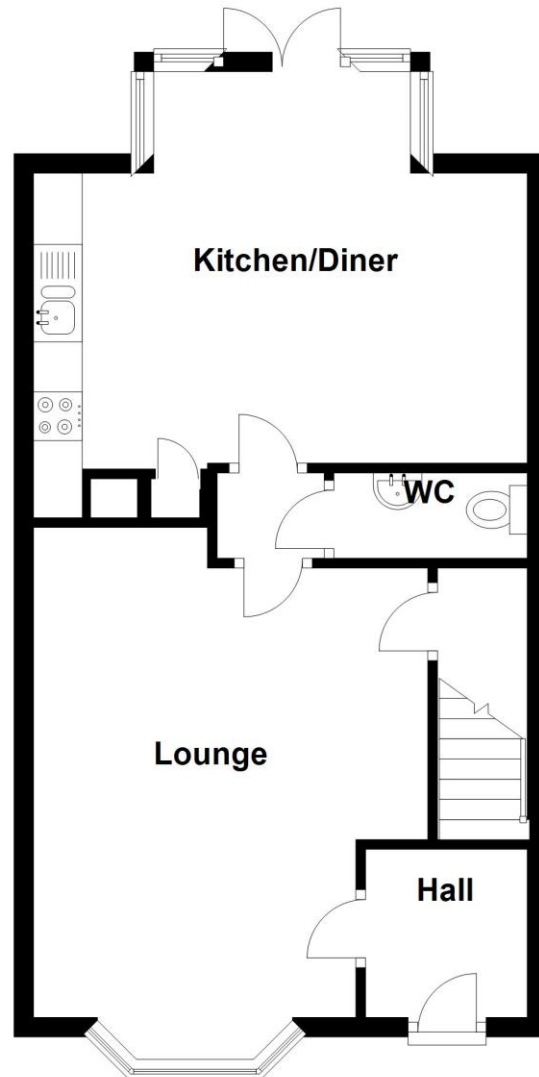
HOW TO GET THERE:-

Satnav:- LE65 2RP

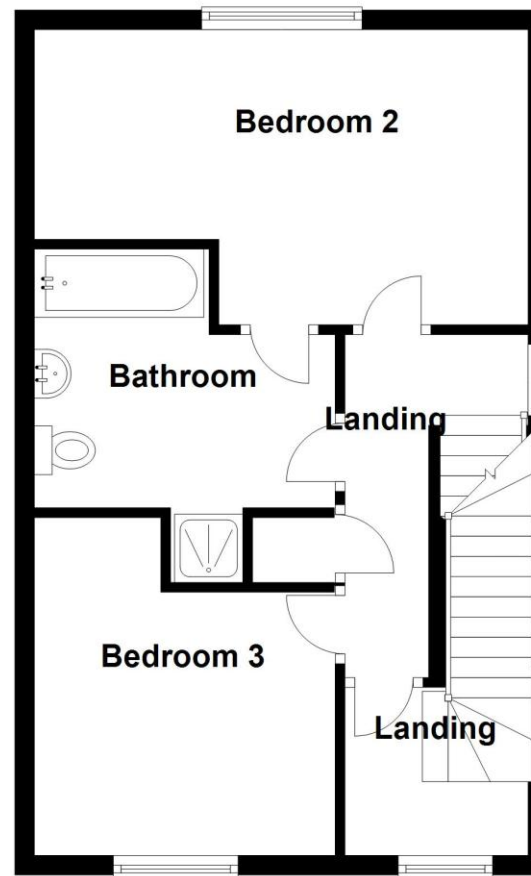
PLEASE NOTE:-

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.

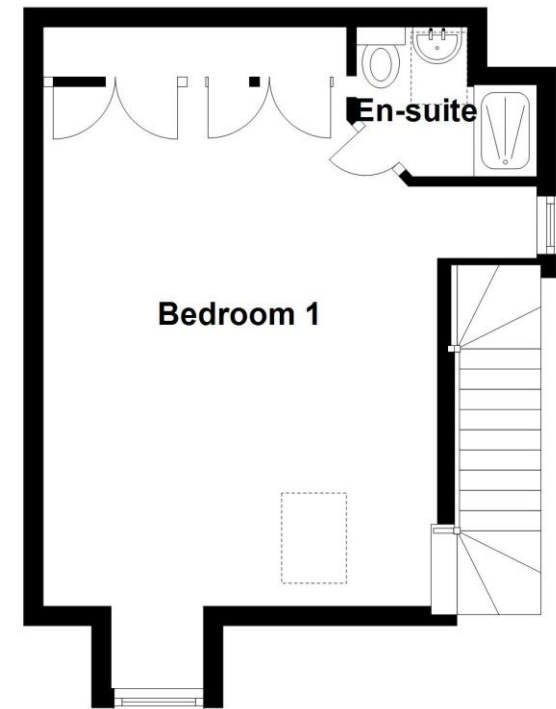
Ground Floor



First Floor



Second Floor





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		