



# HOPKINS & DAINTY

ESTATE AGENTS



## Hackett Close, Ashby-De-La-Zouch, LE65 2HP

**£225,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented home, set in a small cul-de-sac close to the town centre.

The accommodation comprises: entrance hallway, front kitchen with a built in oven and hob; good size lounge with patio doors opening to the stunning dining conservatory, with French doors opening onto the garden.

On the first floor, there are two bedrooms (the main bedroom has a range of fitted wardrobes along one wall) and a stylish bathroom with a three piece suite.

The property has gas central heating (NEW BOILER INSTALLED IN AUGUST 2025) and double glazing, side driveway parking and an enclosed low maintenance rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

### Entrance Hall



Accessed via a leaded light double glazed entrance door. With a radiator, dado rail and stairs rising to the first floor. Opening to:

### Kitchen 10'2" x 5'11" (3.11 x 1.82)



Fitted with a range of base and wall units with worktops. Inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, hob and hood, along with space for a fridge/freezer and plumbing for a washing machine. Radiator, wall mounted gas boiler and a double glazed front window.

### Lounge 12'10">11'6" x 11'10" (3.93>3.53 x 3.63)



Spacious lounge with a display fireplace and electric fire. Laminate flooring, a radiator, under stairs storage cupboard and double glazed sliding patio doors opening to:

### Conservatory 10'6" x 9'1" (3.21 x 2.77)



Lovely dining conservatory with a solid roof. Double glazed windows, French doors opening onto the garden and a radiator.

## First Floor Landing



With a double glazed side window, decorative balustrade, dado rail, access to the loft space and an over stairs storage cupboard. Doors leading off.

## Bedroom 1 9'11" x 9'9" > 8'7" (3.03 x 2.98 > 2.62)



Measurements do include the wardrobes.  
Rear double bedroom with a range of fitted floor to ceiling wardrobes along one wall. A radiator and double glazed rear window.

## Bedroom 2 11'11" x 6'9" > 5'11" (3.64 x 2.07 > 1.81)



Front bedroom with a radiator, part sloping ceiling and double glazed window.

## Bathroom 6'5" x 5'8" (1.98 x 1.74)



Three piece suite comprising bath with a shower over and screen, vanity wash hand basin with cupboards and a WC. Tiled splash backs, a heated towel rail, extractor vent and a feature light.

## Front/Driveway

There is a side driveway providing off road parking with gated access to the rear garden.

## Rear Garden



Low maintenance in design with a patio seating area, raised borders with fencing to the boundary and space for a garden shed.

### Important Information

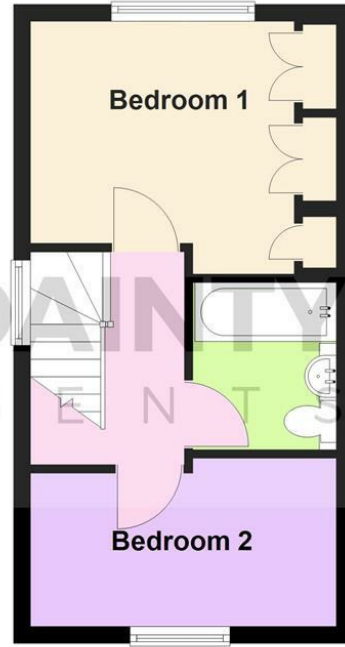
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

**Ground Floor**  
Approx. 35.4 sq. metres (381.1 sq. feet)



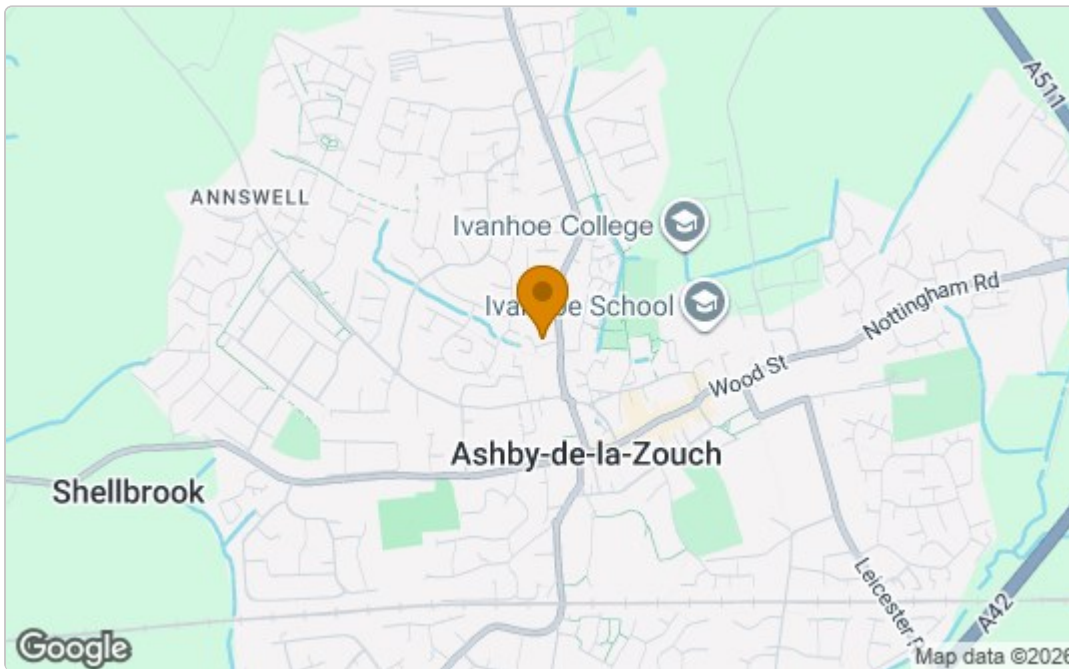
**First Floor**  
Approx. 26.1 sq. metres (281.4 sq. feet)



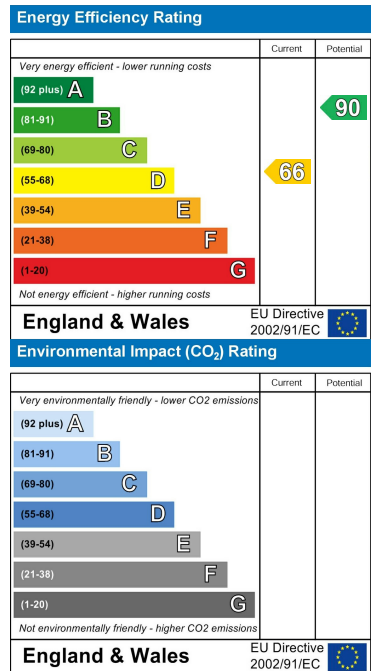
**Total area: approx. 61.5 sq. metres (662.5 sq. feet)**

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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