



Tower Gardens, Ashby-De-La-Zouch



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£595,000



Key Features

- Elegant Four-Bedroom Detached House with Extensive Living Space
- Prime Residential Cul-De-Sac
- Including Three Reception Rooms + Conservatory
- 22ft Lounge | Formal Dining Room
- Cloakroom/W.C. | Utility Room
- Extended Family Room
- EPC rating U | No Upward Chain





Nestled in the heart of Ashby-de-la-Zouch, Tower Gardens presents a remarkable opportunity to own a spacious and elegant detached family home. This prized location offers you a blend of serene suburban life and modern-day convenience. The moment you arrive, the charming exterior and lush landscaped garden set a welcoming tone, promising the ideal sanctuary for your family.

Step into a world of comfort as you enter the expansive 22ft lounge, where the gleaming marble fireplace serves as a stunning focal point. This room, perfect for both family gatherings and cosy nights in, flows seamlessly into the formal dining room through classic French doors. Imagine hosting memorable dinner parties while gazing out at the picturesque garden view.

The heart of the home is the contemporary kitchen, fitted with a range of cabinets and integrated appliances, providing an inspiring space for culinary creations. A dedicated study offers a quiet retreat for remote work or reflection, while the spacious family room opens to the enchanting garden, creating a seamless indoor-outdoor lifestyle.

Upstairs, four generously proportioned bedrooms await, each featuring built-in wardrobes to cater to all your storage needs. The family bathroom, elegantly equipped with both a corner bathtub and a walk-in shower, ensures functionality and style.

Outside, your private oasis awaits. A well-manicured garden, complete with a summerhouse and ample room for leisure activities, provides the perfect backdrop for family fun. The convenience of a double garage and off-road parking adds a layer of practicality to this stunning property.

Located within the sought-after Hilltop Primary school catchment and available with no upward chain, this home is a rare find. Experience the perfect blend of traditional elegance and modern living by making Tower Gardens your forever home. Contact our team today to start your journey.

Ashby-de-la-Zouch is a charming market town located in North West Leicestershire, renowned for its rich history and scenic surroundings. The town is steeped in history, with landmarks such as the Ashby Castle, a 12th-century structure managed by English Heritage, inviting both tourists and locals to explore its storied grounds. The bustling market provides an array of fresh local produce and artisanal goods, contributing to the town's vibrant community spirit. Living at Tower Gardens places you at the heart of this picturesque setting, offering an ideal blend of historical charm and contemporary convenience.

The area is well-connected, offering excellent transport links for commuting and leisure travel. The nearby A42 and M1 motorways provide swift access to major cities such as Leicester, Nottingham, and Birmingham, making it a convenient location for those who need to travel for business. Public transportation options are also readily available, with regular bus services facilitating easy movement within Ashby-de-la-Zouch and beyond. For those who enjoy outdoor pursuits, the surrounding National Forest offers numerous trails and green spaces, perfect for walking, cycling, and enjoying nature.

Education is well-catered for, with Tower Gardens falling within the catchment of the highly regarded Hilltop Primary School, known for its strong performance and community involvement. Secondary education is similarly well-supported, with several reputable schools a short drive away. This makes the location particularly appealing for families seeking quality educational opportunities for their children. Additionally, specialist programs and extracurricular activities in nearby schools cater to varied interests and talents.

The town centre is a short walk from Tower Gardens, offering a variety of amenities including shops, cafes, and restaurants. Whether it's a leisurely coffee break with friends or an evening out, residents enjoy a broad selection of dining and entertainment options. Cultural offerings, such as the Ashby Arts Festival and local theatre productions, enrich local life, fostering a strong sense of community and civic pride.

ACCOMMODATION

ENTRANCE PORCH 1.35m x 1.07m (4'5" x 3'6")

ENTRANCE HALLWAY 4.62m x 2.51m (15'2" x 8'2")

21FT LOUNGE 6.68m x 3.96m (21'11" x 13'0")

FORMAL DINING ROOM 4.03m x 3.34m (13'2" x 11'0")

CONSERVATORY 3.4m x 3.38m (11'2" x 11'1")

BREAKFAST KITCHEN 3.47m x 3.2m (11'5" x 10'6")

STUDY 2.57m x 2.35m (8'5" x 7'8")

CLOAKROOM/W.C. 2.04m x 0.88m (6'8" x 2'11")

INNER HALLWAY 2.31m x 0.9m (7'7" x 3'0")

UTILITY ROOM 3.11m x 1.91m (10'2" x 6'4")

FAMILY ROOM 4.66m x 4.52m (15'4" x 14'10")

DOUBLE GARAGE 4.85m x 4.84m (15'11" x 15'11")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.47m x 3.41m (14'8" x 11'2")

BEDROOM TWO 4.03m x 2.78m (13'2" x 9'1")

BEDROOM THREE 3.46m x 3.2m (11'5" x 10'6")

BEDROOM FOUR 3.42m x 2.11m (11'2" x 6'11")

FOUR-PIECE BATHROOM 2.48m x 2.47m (8'1" x 8'1")

COUNCIL TAX BAND:-

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

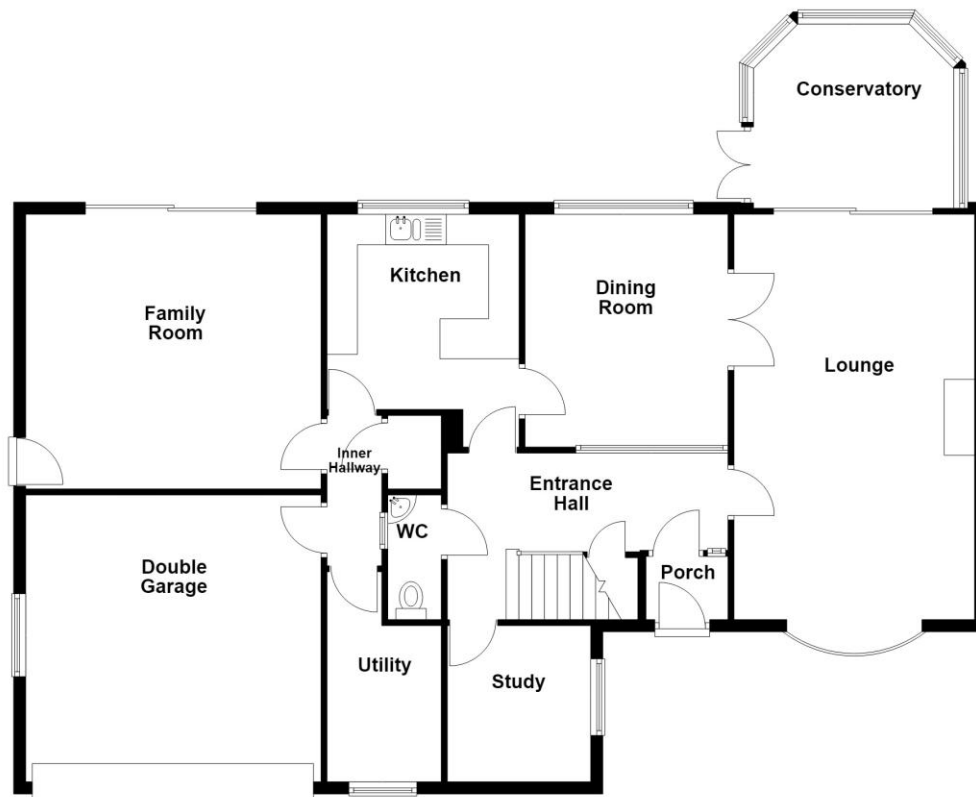
HOW TO GET THERE:-

Postcode for sat navs: LE65 2GZ

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

