



Grange Close, Ashby-De-La-Zouch



3



1



2

£325,000



### Key Features

- Extended Three Bedroom Family Home
- Located in a Tranquil Cul-De-Sac
- Good Sized Lounge + Extended Dining Room
- Extended Breakfast Kitchen
- Quartz Island, a Belling Five-Ring Oven, and a Walk-in Pantry
- Utility Area | Cloakroom/W.C.
- EPC rating C
- Freehold





Welcome to Grange Close, a captivating semi-detached home nestled at the peaceful end of a cul-de-sac in Ashby-de-la-Zouch. Perfect for families, this three-bedroom haven is just a stone's throw from the esteemed Willesley Primary School.

Step into a generous living area, where a cosy wood-burning stove takes centre stage, offering a warm ambiance. The lounge gently flows into an extended dining area with elegant French doors that invite you to a serene garden.

The heart of this home is its stunning Shaker-style kitchen, complete with oak-effect worktops, ample cabinets, and a standout quartz breakfast bar. Culinary enthusiasts will appreciate the Belling five-ring oven and the convenient walk-in pantry with bespoke shelving. Adjacent, discover a practical utility area with dedicated spaces for your laundry needs.

Upstairs, three spacious double bedrooms await, alongside a chic four-piece family bathroom. The master suite impresses with tailored storage solutions.

Outside, enjoy the beautifully manicured garden from the comfort of a pergola-shaded patio. A walled driveway offers ample parking, and the property comes with a detached garage. Offered chain-free, this exquisite family home is ready for its next chapter. Contact our team for a viewing today!

Located in the picturesque market town of Ashby-de-la-Zouch, Grange Close enjoys a prime position within a serene cul de sac. This idyllic setting not only offers a peaceful retreat but also grants easy access to the charming amenities and historic highlights of the town. Ashby, known for its rich heritage, features the stunning ruins of Ashby Castle, which host a delightful juxtaposition of history and modern amenities like boutique shops, fine eateries, and a weekly market. The area effortlessly merges the tranquillity of rural living with the convenience of urban access, making it an attractive proposition for potential buyers.

Education is a significant drawcard for the area, making Grange Close especially appealing to families. A mere short stroll away lies the sought-after Willesley Primary School, renowned for its excellent reputation and high-quality education. This proximity not only translates to an easy and safe journey for younger children but also bolsters the intrinsic value of properties within the vicinity. For older children, the nearby Ivanhoe College and Ashby School ensure that secondary education needs are amply met without straying too far from home.

The connectivity from Ashby-de-la-Zouch is noteworthy, with convenient access to major roads like the A42 and M1, offering straightforward commutes to larger cities such as Birmingham, Leicester, and Nottingham. Furthermore, public transport links are robust, with frequent bus services and a train station in the neighbouring town of Burton upon Trent providing wider regional accessibility. This connectivity enhances the area's appeal to professionals and commuters seeking a balance between a comfortable home base and work commitments in the city.

For leisure and recreation, the location is a stone's throw away from the National Forest, inviting outdoor enthusiasts to explore an expanse of woodland trails, cycle paths, and serene walking routes. Whether it's weekend adventures with the family or quiet moments of reflection amidst nature, the forest provides a welcome escape from the hustle and bustle of everyday life. Additional recreational facilities such as local sports clubs, leisure centres, and golf courses round off the area's diverse offerings, ensuring there's something to suit all interests and lifestyles.



## ACCOMMODATION

ENTRANCE HALLWAY 3.8m x 2.65m (12'6" x 8'8")

CLOAKROOM/W.C. 1.51m x 0.88m (5'0" x 2'11")

LOUNGE 6.28m x 3.2m (20'7" x 10'6")

EXTENDED DINING ROOM 2.64m x 2.32m (8'8" x 7'7")

STYLISH BREAKFAST KITCHEN 3.96m x 3.87m (13'0" x 12'8")

UTILITY AREA 2.25m x 1.5m (7'5" x 4'11")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.65m x 2.99m (12'0" x 9'10")

BEDROOM TWO 3.22m x 2.75m (10'7" x 9'0")

BEDROOM THREE 2.98m x 2.32m (9'10" x 7'7")

FOUR-PIECE BATHROOM 3.18m x 1.35m (10'5" x 4'5")

## COUNCIL TAX BAND:-

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

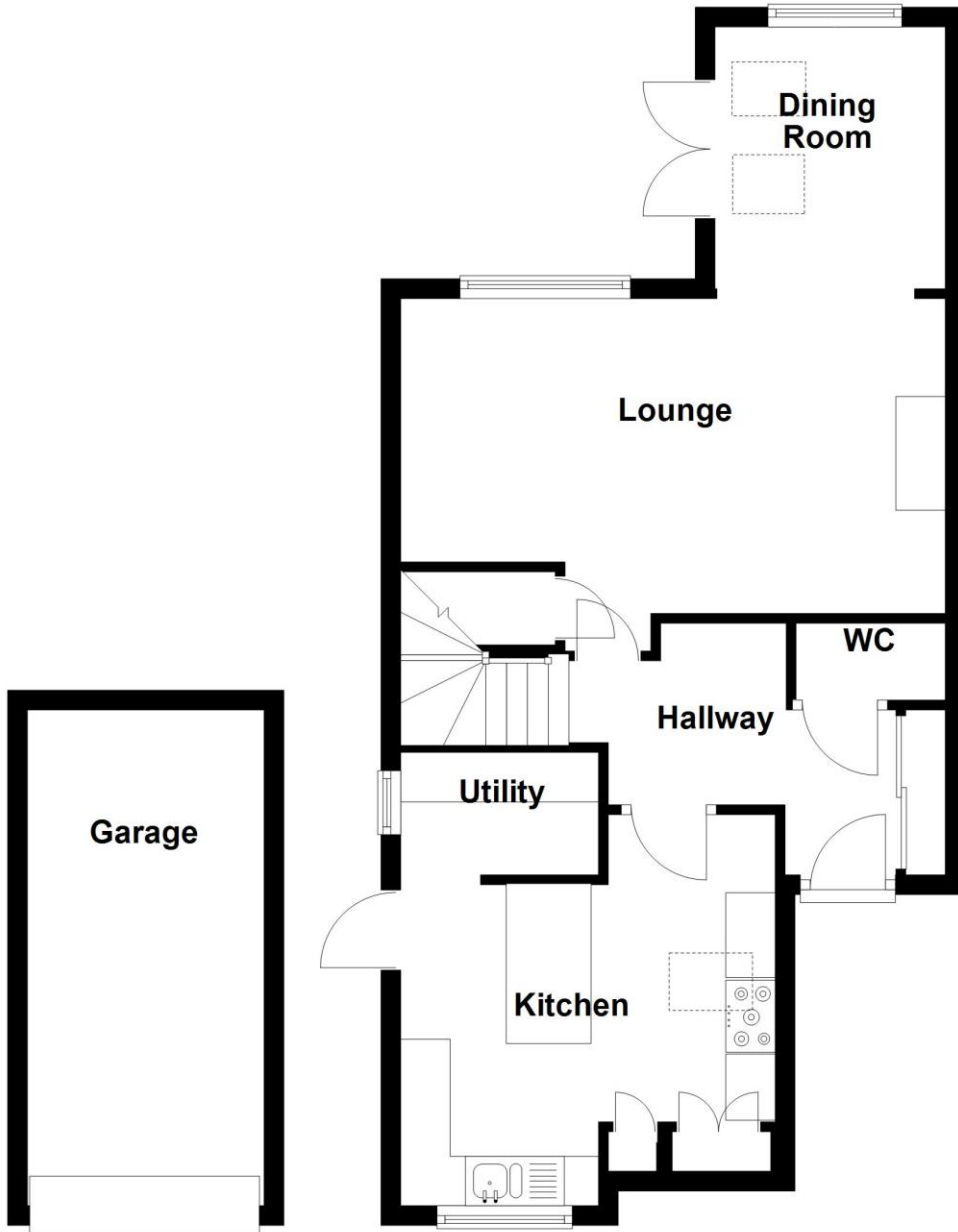
## HOW TO GET THERE:-

Postcode for sat navs: LE65 2PQ

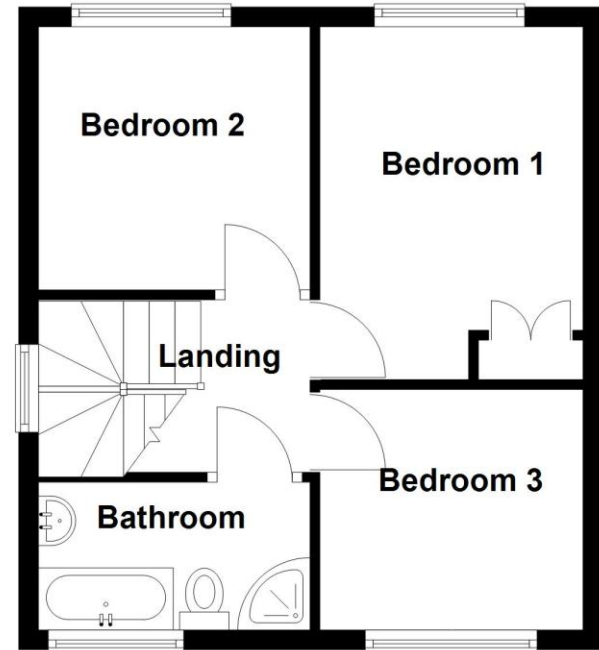
## PLEASE NOTE:-

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		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

