

Sinclair



6 Denstone Close, Ashby-De-La-Zouch

Offers Over £235,000

6 Denstone Close

Ashby-De-La-Zouch

This well presented THREE BEDROOM MODERN TOWNHOUSE occupying a sought after cul-de-sac within the popular commuter town of Ashby comes to the market featuring a GARAGE, an open plan lounge/diner, an entrance hall with a fitted kitchen and conservatory completing the ground floor. Stairs rising to the first floor landing gives way to three good sized bedrooms and a modern three piece bathroom suite whilst the outside provides a private garden to rear and off road parking to front via a driveway leading to the garage. Early viewings come highly advised in order to avoid disappointment.

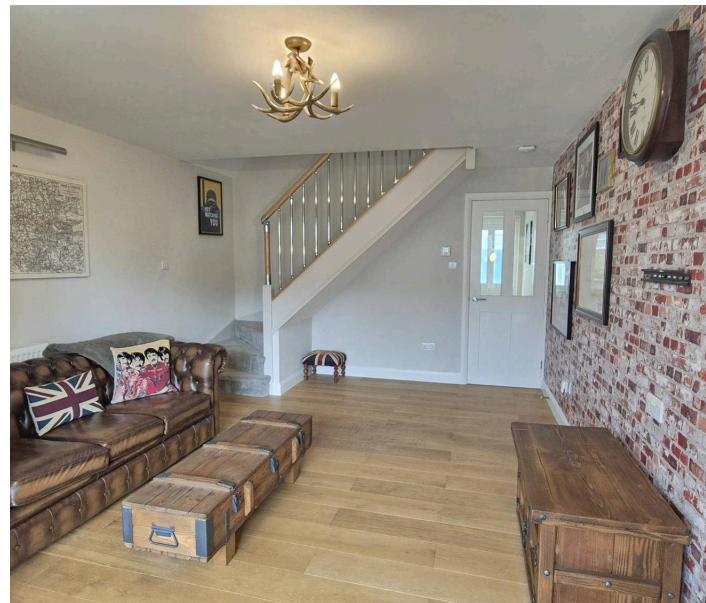
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern Kitchen
- Ideal First Time Purchase
- Conservatory
- Cul-De-Sac
- Off Road Parking & Garage
- Three Bedrooms



GROUND FLOOR

Entrance Porch

Entered via a composite front door with inset opaque double glazed panel and having solid timber flooring whilst providing access to the lounge/diner.

Lounge/Diner

18' 4" x 11' 7" (5.59m x 3.53m)

Enjoying continued solid timber flooring from the entrance porch, uPVC double glazed window to front and having stairs rising to the first floor.

Kitchen

8' 2" x 11' 7" (2.49m x 3.53m)

Inclusive of a modern range of wall and base units with complimentary rolled edge work surfaces, a one and half bowl sink and drainer unit, a four ring gas hob with extractor hood over and having tiled splash backs, an electric oven/grill, tile effect vinyl flooring and having uPVC double glazed window to rear and uPVC double glazed door to the conservatory.

Conservatory

10' 9" x 8' 1" (3.28m x 2.46m)

Enjoying a bungalow style polycarbonate roof with uPVC framed construction and having uPVC double French doors accessing the private rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing provide access to the entire first floor accommodation and comprise a loft hatch which in turn benefits from a pull down ladder and having an airing cupboard housing the gas fired central heating boiler.



Bedroom One

11' 6" x 11' 7" (3.51m x 3.53m)

Having uPVC double glazed window to front.

Bedroom Two

8' 5" x 9' 5" (2.57m x 2.87m)

Having access to over stairs storage and uPVC double glazed window to rear.

Bedroom Three

11' 4" x 8' 0" (3.45m x 2.44m)

Having uPVC double glazed window to front.

Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

This three piece suite comprises a low level push button WC, pedestal wash hand basin with mono bloc mixer tap, 'L' shaped panelled bath with splash screen and having a mixer thermostatic shower over, a chrome heated towel rail, timber effect vinyl flooring, an extractor fan and an opaque uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

A well maintained lawn is surrounded by timber closed board fence paneling and benefits from rear access into the garage.

Garage

17' 8" x 9' 1" (5.39m x 2.77m)

Having access to the rear and side into the private rear garden and kitchen respectively whilst also having an 'up and over' door to the front and benefitting from light, power and water point.

Front

Having a well maintained lawn adjacent to a tarmacadam driveway which in turn offers off-road parking and leads to a paved walkway which in turn grants access to the front door beneath a canopy porch.

GARAGE

DRIVEWAY





Ground Floor



First Floor





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